WARRANTY DEED

Bill Garrett Davidson County
Batch# 100231 **DEEDWARR**
06/05/2018 09:46:36 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180605-0053515

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF May 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Peach Development, LLC	new owner	
(NAME)	(NAME)	
5308 Pennsylvania Ave	722 Courtland Ave	91-7-483 & 91-7-484
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.'s 1217 and 1219, of Block 39, on the Plan of No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by Warranty deed from Aaron, LLC, a Tennessee limited liability company, dated September 15, 2017, filed of record on September 19, 2017, in Instrument No. 20170919-0095655, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company by Quit Claim Deed from City Limits Construction, LLC, a Tennessee limited liability company, to re-establish the original lot lines, dated May 2, 2018, filed of record on May 2, 2018, of record in Instrument No. 20180502-0041500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5308 Pennsylvania Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-18-5308

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of May, 2018

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ken Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member Manager.

Witness my hand and official seal at Nashville, Tennessee this 16 day of May, 2018.

Commission expires:

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

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Notary Public