WARRANTY DEED

Bill Garrett Davidson County
Batch# 111166 **DEEDWARR**
06/29/2018 04:15:06 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180629-0063478

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~310,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH** DAY OF **JUNE, 2018.**

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
White Peach Development, LLC	White Peach Development, LLC	09107028700
(NAME)	(NAME)	
722 Courtland Avenue	722 Courtland Avenue	
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **NIWOT Partners, LLC.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **White Peach Development, LLC,** 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:

All that certain partial of land situated in the County of Davidson, State of Tennessee, being known and designated as follows:

Being Lots 1101 and 1103, Block 168, on the Plan of Plan No. 1 of West Nashville, of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to NIWOT Partners, LLC. by deed dated January 16, 2013 from Fletcher Lance(being one and the same as Robert F. Lance, Jr.) of record in Instrument No. 20130118-0006159, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5200 Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 57, PAGES 74 &75, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES 18-5200

Witness my/our hands this **19th** day of **June, 2018.**

Niwot Partners, LLC

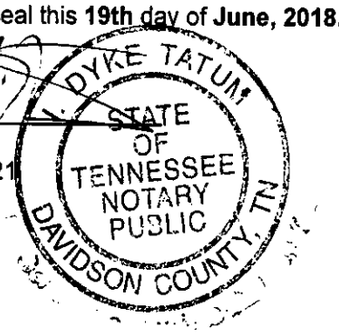
By: _____

Robert F. Lance, Sole Member

State of Tennessee
County of Davidson

On this **19th** day of **June, 2018,** before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Robert F. Lance**, the **Sole Member** of **Niwot Partners, LLC,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

WITNESS my hand and notary seal this **19th** day of **June, 2018.**



_____
Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 18-Whitepeach