(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 112808 DEEDWARR
07/05/2018 01:08:45 PM 2 pgs
Fees: $13.00 Taxes: $1,868.13

20180705-0065159

G-VRES-18-2600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,900.00

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2018

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILSON COUNTY TABATHA EDWARDS STATE OF

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Delane Rhorman and Kathryn Ann Rohrman	New Owner	
(NAME)	(NAME)	**091-02-4Q-001.00-CO**
5600 New York Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN DELANE RHORMAN AND KATHRYN ANN ROHRMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Homes at 5600 New York Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5600 New York Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170920-0096553, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to White Peach Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from White Peach Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170830-0089274 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on August 30, 2017. Being a portion of the same property conveyed to White Peach Development, LLC by Warranty deed from Donna P. Wooten, unmarried of record in Instrument No. 20170830-0089273 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on August 30, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170920-0096553, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 5600 New York Avenue Corporation of record in Instrument Number 20170920-0096552, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5600 New York Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF JULY, 2018.

White Peach Development, LLC

BY: _____
Linda Foss
Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA FOSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHAIRMAN of WHITE PEACH DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHAIRMAN executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of July, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206