20180890

WARRANTY DEED

Bill Garrett Davidson County
Batch# 118283 DEEDWARR
07/19/2018 10:15:22 AM 3 pgs
Fees: $18.00 Taxes: $1,785.25

20180719-0070387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Olivia Ashton Fisher and Robert David Kreps	Fairway Independent mortgage	
(NAME)	(NAME)	
5313 & 5315 Pennsylvania Ave	4201 marsh lane	091 07 0 462.00 (TRACT I) 091 07 0 461.00 (TRACTII)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Carrollton, Tx 75007	
(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, **5301 PENNSYLVANIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLIVIA ASHTON FISHER, AN UNMARRIED WOMAN AND ROBERT DAVID KREPS, AN UNMARRIED MAN,** 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:

EXHIBIT "A"

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 5315 Pennsylvania Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved x
This is improved _ property, known as 5313 Pennsylvania Ave, 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.

Witness my hand this 17th day of July, 2018

5301 PENNSYLVANIA, LLC

BY: WHITE PINES BUILDING GROUP, LLC, MANAGER OF 5301 PENNSYLVANIA, LLC

BY: _____

TYLER PENNINGTON, MANAGER OF WHITE PINES BUILDING GROUP, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC, Manager of 5301 Pennsylvania, LLC.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July, 2018.

Commission expires:

_____
Notary Public

EXHIBIT "A"

Tract I- 5315 Pennsylvania Ave

Land in Davidson County, Tennessee, being Lot 1216, BLOCK 34, PLAN NO. 2 OF WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from 5301 Pennsylvania, LLC, a Tennessee a Tennessee Limited Liability Company to 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company, as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049631 and part of Warranty Deed from New Life Apostolic Assembly to 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company, as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049629, in the Register's Office of Davidson County, Tennessee.

Tract 2- 5313 Pennsylvania Ave

Land in Davidson County, Tennessee, being Lot 1214, BLOCK 34, PLAN NO. 2 OF WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from 5301 Pennsylvania, LLC, a Tennessee a Tennessee Limited Liability Company to 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company, as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049631 and part of Warranty Deed from New Life Apostolic Assembly to 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company, as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049629, in the Register's Office of Davidson County, Tennessee.