WARRANTY DEED

Bill Garrett Davidson County
Batch# 120931 DEEDWARR
07/25/2018 03:11:34 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20180725-0072708

B-KW-18-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Bradley T. Henderson **Wenona L. Stark**	**Franklin American Mortgage Company**	
(NAME) **105 Newell Avenue**	(NAME) **6100 TOWER CIRCLE, SUITE 600**	**04405015100**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Franklin, TN 37067**	
(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, **WHITES COTTAGE, 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 **BRADLEY T. HENDERSON, MARRIED, AND AND WENONA L. STARK, MARRIED,** 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 of an unnumbered tract on the Map of Rayon City, of Record in Book 843, Page 13, in the Register' s Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the Southwesterly margin of Newell Avenue or Dupont Ave, at the Northeast corner of Lot Number 46 on said plan; thence along the line of said Lot Number 46 Southwesterly 121.6 feet at a point; thence Northwesterly 40 feet to a point; thence Northeasterly 121.6 feet to a point in the margin of Newell or Dupont Avenue; thence with the margin of the same Southeasterly 50 feet to the point of beginning.

Being the same property conveyed to Whites Creek Cottages LLC by Warranty Deed from Music City Holdings LLC of record in Instrument No. 20171227-0131012 Register's Office for Davidson County, Tennessee, dated December 18, 2017 and recorded on December 27, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 13 , Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 127, Book 9823, Page 251, 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: **105 Newell Avenue, Old Hickory, Tennessee 37138**.

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 23rd DAY OF JULY, 2018.

Whites Cottage, LLC, a Tennessee limited liability company

BY: _____
Denny Bailey
Member

BY: _____
Shengxian He
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNY BAILEY, 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 MEMBER of WHITES COTTAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of July, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHENGXIAN HE, 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 MEMBER of WHITES COTTAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of July, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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