Karen Y Johnson Davidson County
Batch# 159506 DEEDWARR
11/14/2018 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20181114-0112354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/27/21
(AFFIX SEAL)

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gregory Lamas	Gregory Lamas	Tax Map and Parcel ID: 092 10 0 148.00
(NAME) 2821 Georgia Avenue	(NAME) 2821 Georgia Avenue	
(ADDRESS) Nashville, TN 37209-4025	(ADDRESS) Nashville, TN 37209-4025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN WHITE, TRUSTEE OF WHITE HOLDINGS IRREVOCABLE TRUST, DATED OCTOBER 8, 2015, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREGORY LAMAS, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 45, on the plan of I. L. Pendleton's Subdivision of The Stegar Home Place, of record in Plat Book 421, page 106, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 50 feet on the Southerly side of Georgia Avenue and runs back between parallel line 150 feet to an alley in the rear.

Being the same property conveyed to Kevin White, Trustee, or his successors in trust of White Holdings Irrevocable Trust, dated October 8, 2015 (as to a 50% undivided interest) by Quitclaim Deed from Excelsior Properties, LLC, a Georgia Series, a Delaware limited liability company, dated November _____, 2018, recorded November _____, 2018, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Excelsior Properties, LLC, a Georgia Series, a Delaware limited liability company (as to a 50% undivided interest), by Quitclaim Deed, from Excelsior Properties, LLC, a Tennessee limited liability company, dated June 26, 2018, recorded July 2, 2018, of record in Instrument No. 20180702-0064059, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Kevin White, Trustee, or his successors in trust, of the White Holdings Irrevocable Trust, dated October 8, 2015, **an undivided one-half interest,** by Quitclaim Deed, from Excelsior Properties, LLC, deed dated December 17, 2015, recorded December 22, 2015, of record in Instrument No. 20151222-0128880, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Excelsior Properties, LLC, by Warranty Deed, from L&O Farms, FLP, as Trustee of the 2821 Georgia Avenue Trust, deed dated December 14, 2012, recorded December 28, 2012, of record in Instrument No. 20121228-0120316, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2821 Georgia Avenue, Nashville, TN 37209-4025
(House No.) (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 made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 9th day of November, 2018.

The White Holdings, Irrevocable Trust, dated October 8, 2015

BY: Kevin White, Trustee
Kevin White
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of November, 2018, before me personally appeared Kevin White, Trustee of White Holdings Irrevocable Trust, dated October 8, 2015 to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 9th day of November, 2018.

Commission Expires: _____

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-03-2019

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19