WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169702 **DEEDWARR**
12/03/2018 03:37:15 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20181203-0117854

G-VRES-18-5603A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Rhonda Essenpreis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)
Rhonda Lorna Essenpreis	New owner	
(NAME)	(NAME)	**091-02-0-621.00**
5603 A California Ave.		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHONDA LORNA ESSENPREIS, A SINGLE WOMAN,** 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 Lot No. 1506, Block 47 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page (s) 172 and 173, in the Register's Office for Davidson County, Tennessee, to which Plan referenced is hereby made for a more complete description of the property.

Said Lot 1506 front 25 feet along California Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Aaron LLC by Warranty deed from Charles S. Bull and Adella Bull of record in Instrument No. 20151102-0111061 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 02, 2015.

Being a portion of the same property conveyed to City Limits Construction, LLC., a Tennessee Limited Liability Company by Warranty deed from Aaron, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20170919-0095631 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 19, 2017.

Being a portion of the same property conveyed to White Peach Development, LLC by Warranty deed from City Limits Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180313-0023496 Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 13, 2018.

Being the same property conveyed to White Peach Development, LLC by Quit Claim deed from White Peach Development, LLC of record in Instrument No. 20180313-0023499 Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 13, 2018.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 172 and 173, 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: **5603 A California Ave., 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 30th DAY OF NOVEMBER, 2018.

White Peach Development, LLC

BY: _____
Daniel B. DePriest
Assistant Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL B. DEPRIEST, 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 ASSISTANT TREASURER of WHITE PEACH DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such ASSISTANT TREASURER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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