WARRANTY DEED

Karen Johnson Davidson County
Batch# 203884 DEEDWARR
03/08/2019 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20190308-0021498

File No.: ALW-18-1014-4TH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Participant Properties, LLC, a Tennessee limited liability company	Participant Properties LLC c/o SoBro Law Group PLLC	093-15-232.00
(NAME) 1014 4TH AVENUE SOUTH	(NAME) 513 3rd Ave South	
(ADDRESS) NASHVILLE, TN 37210	(ADDRESS) Nashville TN 37210	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **WHITE GOAT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PARTICIPANT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs 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 the Southerly 33 feet of Lot No. 88 on the Plan of Isaac Paul's Elysian Grove Addition, of record in Plan Book 1, Page 134, Chancery Court at Nashville.

Said part of Lot No. 88 fronts 33 feet on the Easterly side of 4th Avenue South (formerly Cherry Street) and runs back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed from Frank Reid Shippen and Stephanie Shippen, husband and wife to White Goat Holdings, LLC, a Tennessee limited liability company, as recorded on the 16th day of February, 2017 in Instrument No. 20170216-0015897, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1014 4TH AVENUE SOUTH, NASHVILLE, TN 37210
(House Number) (Street) (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 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 7th day of March, 2019.

WHITE GOAT HOLDINGS, LLC, a Tennessee limited liability company

BY: TROY STACKHOUSE
ITS: MEMBER

BY: RYAN STRINGFELLOW
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of March, 2019, before me personally appeared TROY STACKHOUSE, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of WHITE GOAT HOLDINGS, 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 7th day of March, 2019.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Notary Public
My Commission Expires: 5/5/20

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of March, 2019, before me personally appeared RYAN STRINGFELLOW, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of WHITE GOAT HOLDINGS, 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 7th day of March, 2019.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

