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WARRANTY DEED

Karen Johnson Davidson County
Batch# 215692 DEEDWARR
04/09/2019 11:23:16 AM 2 pgs
Fees: $13.00 Taxes: $1,953.60

20190409-0032254

G-VRES-19-05200

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

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)
Richard D. Chotard	Owner	
(NAME)	(NAME)	**091-07-3F-001.00-CO**
5200 Michigan 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, 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 **RICHARD D. CHOTARD**, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Michigan and 52 nd Ave. N. Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180720-0071143 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to White Peach Development, LLC by Warranty deed from NIWOT Partners, LLC of record in Instrument No. 20180629-0063478 Register's Office for Davidson County, Tennessee, dated June 19, 2018 and recorded on June 29, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180720-0071143, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180801-0075402, 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: **5200 Michigan 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 3rd DAY OF APRIL, 2019.

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 3rd of April, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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