File Box 8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 217079 **DEEDWARR**
04/12/2019 01:12:38 PM 2 pgs
Fees: $13.00 Taxes: $1,994.30

20190412-0033646

G-WPD-19-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

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)
Whitney Lane Johnson	Pinnacle Bank	
(NAME)	(NAME)	
1003 52nd Ave N	15025 Ballantyne Pkwy 2nd Floor	**091-07-3F-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Charlotte, NC 28277	
(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 **WHITNEY LANE JOHNSON,** 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 B, 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.
Being a portion of the same property conveyed to NIWOT Partners, LLC by Quitclaim deed from Fletcher Lance of record in Instrument No. 20130118-0006159 Register's Office for Davidson County, Tennessee, dated January 16, 2013 and recorded on January 18, 2013.

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: **1003 52nd Ave N, 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 12th 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 12th of April, 2019.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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