WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030349

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
WaHa Real Estate Investments, LLC	WaHa Real Estate Investments, LLC	
(NAME)	(NAME)	081-15-0-243.00
4501 CHARLOTTE PIKE #91026	4501 CHARLOTTE PIKE #91026	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Five Thousand And No/100 Dollars ($95,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES HENRY WHITE, TRUSTEE OF THE TESTAMENTARY TRUST OF CHARLES M. WHITE CREATED BY WILL EXECUTED MARCH 20, 2012 AND ESTABLISHED AUGUST 22, 2012, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAHA REAL ESTATE INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southeasterly part of Lot No. 334 on the plan of McGavock, Wetmore and Other's Second Addition, called the addition to the Town of McGavock, of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by E. R. Southgate, Surveyor, July 26,1945, as follows: Beginning at an iron pin at the intersection of 16th Avenue North and Underwood Street; thence along the north margin of Underwood Street, westerly 55 feet to a stake; thence northeastwardly 105.83 feet to a stake in the south line of a part of said Lot No. 334, which was conveyed to Tabitha Hawkins, by deed form Phil Cohen and wife, Sara K. Cohen, as of record in Book 1335, page 2, said Register's Office; thence along Hawkins south line 26 feet 6 inches to a stake in the west margin of 16th Avenue, North; thence southerly along the west margin of 16th Avenue, North, 116 feet to the beginning.

Karen Johnson Davidson County
Batch# 221207 **DEEDWARR**
04/23/2019 02:56:05 PM 3 pgs
Fees: $18.00 Taxes: $351.50

20190423-0037331

Being the same property conveyed to Charles White by Warranty deed from Edith Bunch Jones and Gladys Stillwell, Co-Executrixes to the Estate of Katie Lee Mayberry of record in Instrument No. 20090603-0051327 Register's Office for Davidson County, Tennessee, dated June 2, 2009 and recorded on June 3, 2009.

unimproved ☐
This is improved ☒ property, known as 1600 Underwood Street, Nashville, TN 37208
(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 Charles Henry White, trustee of the Testamentary Trust of Charles M. White created by Will Executed March 20, 2012 and Established August 22, 2012 this 16TH day of APRIL, 2019.

Charles Henry White, trustee of the Testamentary Trust of Charles M. White created by Will Executed March 20, 2012 and Established August 22, 2012

BY: Charles Henry White
Charles Henry White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of April, 2019, before me personally appeared Charles Henry White, Trustee of the Charles Henry White, trustee of the Testamentary Trust of Charles M. White created by Will Executed March 20, 2012 and Established August 22, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th day of April, 2019.

Shauna Daniels
Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

DATED this the 16th day of April, 2019.

Trust established under the Will of Charles M. White

Charles Henry White, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed to and sworn before me this the 16th day of April, 2019.

Notary Public

My Commission Expires:
7/5/21

SHAUNA DANIELS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021