34899

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,362,000.00. Affiant Subscribed and sworn to before me this 11th day of July, 2019. Notary Public My Commission Expires: October 7, 2019
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34899-06-2019**	

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Karen Johnson Davidson County
Batch# 256407 DEEDWARR
07/12/2019 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $5,039.40
20190712-0068272

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maverick Peter, LLC 1000 Gilmore Avenue Nashville, TN 37204	Maverick Peter, LLC 1151 Scholl Lane Santa Cruz, CA 95062	Map and Parcel No.: 118 01 0 186 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher C. Whitson, Trustee of the Clay M. Whitson Trust F/B/O Clay M. Whitson, Jr., U/A/D May 2, 2008**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maverick Peter, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1000 Gilmore Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10 day of July, 2019.

Christopher C. Whitson, Trustee

Christopher C. Whitson, Trustee of the Clay M. Whitson Trust F/B/O Clay M. Whitson, Jr, u/a dated May 2, 2008

STATE OF Florida
COUNTY OF St Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher C. Whitson, Trustee of the Clay M. Whitson Trust F/B/O Clay M. Whitson, Jr, u/a dated May 2, 2008 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of July, 2019.

Notary Public

My Commission Expires: 1/25/21

(SEAL)

TIMOTHY SHIPPEE
Notary Public - State of Florida
Commission # GG 060417
My Comm. Expires Jan 25, 2021
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 59.9 feet on the northerly side of Gilmore Avenue and runs back between lines 155 feet on the west line and 155.22 feet on the east line along the west margin of 10th Avenue South, formerly Pomeroy Avenue, to an alley in the rear on which it measures 53.3 feet.

Being the same property conveyed to Christopher C. Whitson, Trustee of the Clay M. Whitson Trust F/B/O Clay M. Whitson, Jr., U/A/D May 2, 2008 by deed dated April 25, 2018 from Karen Pendergrass, Sharon Clark and Michael Patton, heirs at law of Mattie Sue Patton of record in Instrument No. 20180427-0039934, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20190709-0066903 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 118 01 0 186 00.
2. All matters appearing on the Plan of record as Book 57, page 93, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

