This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 278203 DEEDWARR
09/03/2019 08:31:09 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20190903-0088115

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $500,000.00.

X
Affiant

Subscribed and sworn before me this the 29 day of August, 2019.

Notary Public
My commission expires:

DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
KAS Venture Investments, LLC 15 Oxmoor Ct Brentwood, TN 37027	New owner	118-10-0 156.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN M. WHITE, AN UNMARRIED MAN, AND DAVID ANTHONY BEST, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KAS VENTURE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the map of Pleasant Valley, as of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee and to which plan reference is hereby made for a more complete description thereof. Said Lot No. 46 fronts 75 feet on the southerly side of Crestridge Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John M. White and David Anthony Best, both unmarried as joint tenants with rights of survivorship, by deed from John M. White, a single man, dated 02/14/2017, of record in Instrument No. 20170214-0015314, said Register's Office.

Also being the same property conveyed to John M. White, a single man, by deed from Ronald Allen Schroeder, Jr., dated 01/31/2013, of record in Instrument No. 20130205-0011798, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 831 Crestridge Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of August, 2019.

John M. White

David Anthony Best

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. White and David Anthony Best, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of August, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022