WARRANTY DEED

Karen Johnson Davidson County
Batch# 318790 DEEDWARR
11/25/2019 09:04:53 AM 2 pgs
Fees: $13.00 Taxes: $2,804.23

20191125-0121268

J-WHITE-19-4502

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 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)
St. Joseph Properties LLC	**New Owner**	
(NAME)	(NAME)	**131-08-0-084.00**
947 Turnberry Cv		
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017		
(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, **TAYLOR M. WHITE, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ST. JOSEPH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 1 on the Plan of The Resubdivision of The White Property of record in Plat Book 8250, Page 558, 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 Taylor Martin White, Jason Langley White and Ellary Wagoner White, as joint tenants with right of survivorship by Warranty deed from Terry W. Williams and wife, Patricia K. Williams of record in Book 8863, page 595 Register's Office for Davidson County , Tennessee, dated January 27, 1993 and recorded on February 11, 1993.

Being a portion of the same property conveyed to Ellary W. White by Quitclaim deed from Taylor Martin White, Jason Langley White and Ellary Wagoner White of record in Instrument No. 20041206-0145395 Register's Office for Davidson County, Tennessee, dated November 17, 2004 and recorded on December 06, 2004, re-recorded on March 08, 2005, recorded in Instrument No. 20050308-0025769.

Being the same property conveyed to Taylor M. White, unmarried by Warranty deed from Ellary W. White, unmarried of record in Instrument No. 20081105-0110210 Register's Office for Davidson County, Tennessee, dated October 30, 2008 and recorded on November 05, 2008, and Scrivener's Affidavit recorded on January 09, 2009, recorded in Instrument No. 20090109-0002252.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 558, 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: **4502 A Granny White Pike, Nashville, Tennessee 37204**.

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 21st DAY OF NOVEMBER, 2019.

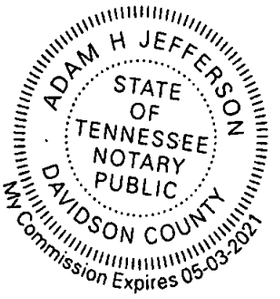
Taylor M. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR M. WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2019.

Notary Public
My Commission Expires: 5/3/24
(SEAL)



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