WARRANTY DEED



J-RP-20-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2020.

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)
Resolve Property Group, LLC	**New Owner**	
(NAME) **2001 Knoll Top Ln #1017**	(NAME)	**119-14-351.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(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, **TERRY ALAN WHITE AND WIFE, MARY J. WHITE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RESOLVE PROPERTY GROUP, 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. 20 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, of record in Book 421, Page 134, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the southerly margin of Morton Street (formerly McCombs Street) and extends back between parallel lines 174 feet to an alley.

Being the same property conveyed to Terry Alan White and wife, Mary J. White by Quitclaim Deed from Terry Alan White recorded March 31, 2003 in Instrument No. 20030331-0041893, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Alan White, a single person, by Warranty Deed from Thomas E. Aswell and spouse, Allie M. Aswell, recorded September 3, 1992 in Book 8721, Page 40, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Morton Avenue, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 376987 **DEEDWARR**
03/25/2020 08:23:57 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200325-0032150

Witness my/our hand(s) this the 19th DAY OF MARCH, 2020.

Terry Alan White

Mary J. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY ALAN 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 19th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

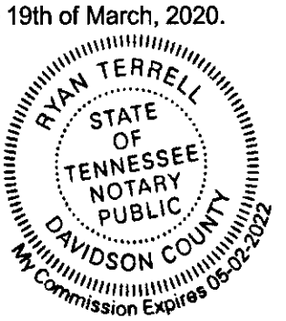


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY J. 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 19th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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