WARRANTY DEED

Karen Johnson Davidson County
Batch# 396693 DEEDWARR
05/06/2020 03:26:11 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20200506-0047364

W-SB-BR-20-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/23

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
William A. Heldenberg and Laurie Ann Eagan	**Ameris Bank**	
(NAME)	(NAME)	
1605 Elizabeth Rd	**1800 Parkway Place, Suite 820**	**069-16-0-064.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Marietta, GA 30067**	
(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, **KNIGHT AND WHITE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM A. HELDENBERG, UNMARRIED, AND LAURIE ANN EAGAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 13th formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 9 on the map of J. J. Hazapfels Subdivision, Bordeaux. Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2,1949, as follows:

Beginning on the Northerly margin of Elizabeth Road, formerly Elizabeth Street, at a point 100 feet East of the property conveyed to Frank Dye and wife, by deed from J.J. Holzapfels and wife, of record in Book 1584, page 528, Register's Office for said County. being the corner of Lots 9 and 10; thence with the line between said two lots Northerly 156.15 feet to the Southerly line of R. Walter Cundall' s property; thence with said line Easterly 100 feet to the corner of Lots 8 and 9; thence with the line between said two lots Southwardly 156.15 feet to the Northerly margin of Elizabeth Road formerly Elizabeth Street; thence with said Road Westerly 100 feet to the beginning.

Being the same property conveyed to Knight and White Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20190718-0070249 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 18, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1605 Elizabeth Rd, Nashville, Tennessee 37218**.

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 4 day of May, 2020.

Knight & White Properties, LLC, A Tennessee Limited Liability Company

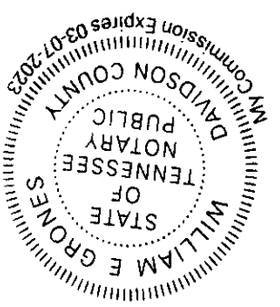
BY: _____
Kevin White
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KEVIN WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of KNIGHT & WHITE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 4 day of May, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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