WARRANTY DEED

Karen Johnson Davidson County
Batch# 508323 DEEDWARR
11/03/2020 11:48:35 AM 2 pgs
Fees: $13.00 Taxes: $11,651.30

20201103-0128544

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wonderview Trust of 1997, dated October 14, 1997	Bell and Company c/o Liza de Leon	
(NAME)	(NAME)	115 11 0 064.00
601 Brook Hollow Rd	380 Lexington Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	New York, NY 10168	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WEST NATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA GILLIAMS, TRUSTEE OF THE WONDERVIEW TRUST OF 1997, DATED OCTOBER 14, 1997,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 291 on the Map of West Meade Farms Inc., Section "L", as of record in Book 2133, Page 53, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Brook Hollow Road at the corner of Lot Nos. 291 and 292; thence with the line between said two lots, Westwardly 340.5 feet; thence South 4 deg. 42 min. West 194.1 feet to the Northerly line of Lot No. 150 on the Map of West Meade Farms, Inc., Section "G", as of record in Book 1835, Page 115, said Register's Office; thence with the Northerly line of said Lot No. 150, North 69 deg. 13 min. East 169.65 feet to a point in the West face of a retaining wall, being a comer of the part of Lot No. 291 conveyed to Artie G. Manley by deed from West Meade Farms, Inc., of record in Book 2202, Page 219, said Register's Office; thence along said retaining wall and along said Manley's line, North 20 deg. 47 min. West 1.5 feet; thence North 69 deg. 13 min. East 65.15 feet; thence South 20 deg. 47 min. East 1.5 feet to the Northerly line of said Lot No. 150; thence with said line, North 69 deg. 13 min. East 171.1 feet to the Westerly margin of Brook Hollow Road; thence with said Road, Northwardly 107 feet to the beginning.

Being the same property conveyed to JNBW Properties, LLC, by Warranty Deed from Steven A. King, married, of record in Instrument No. 20140714-0061779, in the Register's Office of Davidson County, Tennessee, dated July 10, 2014, and recorded on July 14, 2014.

Being the same property conveyed to Barry Branan White, II, an unmarried man, by Quitclaim Deed from JNBW Properties, LLC, an inactive Tennessee limited liability company and Barry B. White, II, individually, of record in Instrument No. 20160216-0014322, in the Register's Office of Davidson County, Tennessee, dated February 05, 2016, and recorded on February 16, 2016.

Being the same property conveyed to West Nations, LLC, a Tennessee limited liability company by Quitclaim Deed from Barry Branan White, II, an unmarried man, of record in Instrument No. 20201103-0128543, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 601 Brook Hollow Rd, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20th day of October, 2020

WEST NATIONS, LLC

BY: _____

BARRY BRANAN WHITE, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barry Branan White, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of West Nations, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 20th day of October, 2020.

Commission expires:

_____
Notary Public

Notary Seal present, but could not be reproduced

Karen Y. Johnson
County Register of Deeds