2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 531743 DEEDWARR
12/14/2020 09:15:12 AM 2 pgs
Fees: $13.00 Taxes: $8,557.36

20201214-0146334

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,312,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: Mar 6, 2024

(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
John N. Vidalakis Rev Trust	New Owner	
(NAME)	(NAME)	
4417 A Granny White Pike		131 08 0R 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **GW PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN N. VIDALAKIS, TRUSTEE OF THE JOHN N. VIDALAKIS REVOCABLE TRUST U/A/D NOVEMBER 28, 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 Unit 1 of Homes at 4417 Granny White Pike, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4417 Granny White Pike, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180104-0001525, as amended in Instrument No. 20201013-00118572, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4417 Granny White Pike, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180104-0001525, as amended in Instrument No. 20201013-00118572, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to 4417 GW LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lisa Lovell Adair, Trustee of the Lisa Lovell Adair Revocable Trust, dated April 20, 2017, of record in Instrument No. 20170821-0085503, in the Register's Office of Davidson County, Tennessee, dated August 17, 2017 and recorded on August 21, 2017.

Being part of the same property conveyed to GW Partners, GP, a Tennessee general partnership by Quitclaim Deed from 4417 GW LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201214-0146333 **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 4417 A Granny White Pike, Nashville, TN 37204
(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 7th day of December, 2020

GW PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

BARRY BRANAN WHITE, II, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, 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 the Authorized Agent of GW Partners, GP, the within named bargainor, a partnership, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal this 7th day of December, 2020.

Commission expires:

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

_____
Notary Public