Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 702150 **DEEDWARR**
08/20/2021 02:11:37 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20210820-0113067

39-B
File #21-1442

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael C. Whiting, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Volunteer State Development, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Brook Meade, Section VI, of record in Plat Book 2331, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and described as follows:

Beginning at a point in the Northerly margin of Newberry Road at the corner of Lots 206 and 207; thence with the line between said Lots Northwesterly 170 feet to a point; thence Southwesterly 260.1 feet to the Easterly margin of Templeton Drive; thence with the margin of the same Southeasterly 146.8 feet to the beginning of a curve; thence around said curve; Easterly 38.4 feet to the margin of Newberry Road; thence with the margin of the same Northeasterly 230.4 feet to the point of beginning.

Being the same property conveyed to Michael C. Whiting, an unmarried man by Warranty Deed from Shelia M. Sferrella and Cindy S. Wedel, dated April 4, 2016, of record in Instrument No. 20160406-0032778, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 753 Newberry Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Volunteer State Development, LLC	**new owner**	**102-15-19.00**
729 Templeton Drive		
Nashville, TN 37205		

WITNESS THE EXECUTION HEREOF this 17th day of August, 2021.

Michael C. Whiting

State of Tennessee)
County of Davidson)

On this 17th day of August, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael C. Whiting, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 660,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of August, 2021.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON