Karen Johnson Davidson County
Batch# 702946 DEEDWARR
08/23/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20210823-0113662

WARRANTY DEED

JONATHAN RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,900,000.00.

Affiant

Subscribed and sworn to me on 07/13/21.

NOTARY PUBLIC
My Commission Expires: 9/21/24

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
White Water Investment Group LLC 1440 Poplar Avenue Memphis, TN 38104-2901	NEW OWNER	071 15 0 276.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Martin Lang and wife, Susan Lang, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto White Water Investment Group LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, to-wit:

Tract I:

Being Lot No. 18 in Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, Page 53, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the Easterly side of North First Street and runs back between parallel lines with Northerly margin of Richardson Avenue, 145 feet to an alley.

Tract II:

Being Lot No. 19 in Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, Page 53, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the Easterly side of North First Street, as widened, and runs back between parallel lines 144 feet, more or less, on the Northerly line and 142.8 feet, more or less, on the Southerly line, to an alley in the rear.

Tract III:

Being Lot No. 20 on the Map of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, Page 53, Register's Office for said County.

Lot No. 20 front 50 feet on the Easterly side of North First Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Martin Lang and wife, Susan Lang, by Warranty Deed from John W. Lewis and wife, Joyce M. Lewis, of record in Book 7792, Page 502, in the Register's Office for Davidson County, Tennessee, dated March 13, 1989, and recorded on March 14, 1989.

This is improved property known as 1201 Dickerson Pike, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 07/13/21.

Martin Lang

Susan Lang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/13/21, before me personally appeared Martin Lang and Susan Lang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/13/2021.

NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-8-2021

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/21 (date of document).

Jennifer L. Pennell

7/13/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of July, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022