WARRANTY DEED

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/14/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NR SN Tennessee A, LLC, a Delaware limited liability company	NR SN Tennessee A, LLC, a Delaware limited liability company	087050A03700CO
(NAME)	(NAME)	
8390 E. Via de Ventura, F-110 #303	8390 E. Via de Ventura, F-110 #303	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85258	Scottsdale, AZ 85258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 723018 DEEDWARR
09/23/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,233.95
20210923-0128226

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 considerations, the receipt of which is hereby acknowledged, **I James J. White,** a single man hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **NR SN Tennessee A, LLC, a Delaware limited liability company,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 37 on the Plan of Final Plat of Farmingham Woods, Phase I of record in Plat Book 7900, Page 228, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James J. White, a single man by Warranty Deed from Amanda S. Call n/k/a Amanda S. Graham and Lewis Graham, wife and husband, dated 02/28/2017 and recorded 03/03/2017, of record in Instrument 201703030021438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Boundary Plat of record on Record Book 7900, Page 173; All matters shown on the plat of record in Plat Book 7900, Page 228; Covenants, conditions, easements and restrictions recorded in Book 8238, Page 176, Book 8351, Page 533, Book 8447, Page 635 Storm Water Detention Agreement of record on Record Book 8199, Page 852; Right of Way Easement including terms and conditions thereof as recorded in Book 5109, Page 445; Sanitary Sewer Easement including terms and conditions thereof as recorded in Instrument 200206030066713; Home Owners Association Charter of record in Record Book 8245, Page 768; Quitclaim to Home Owners Association for common area of record in Record Book 8245, Page 772, and corrected in Record Book 8310, Page 341, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 1401346
Warranty Deed TN

This is improved ☒ 5902 Colchester Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 20th day of September, 2021.

James J. White

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James J. White, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of September, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-20-2021.

Affiant
Date: September 22, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY