Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-CD-628

WARRANTY DEED

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires September 2, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 727233 DEEDWARR
09/30/2021 09:55:44 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50

20210930-0131464

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc. 3326 Aspen grove Drive, Sutie 400, Franklin, TN 37067

File No.: 21-CD-628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brandon C Fowler	SWBC Mortgage Corp	07108023600
(NAME) 500 Wesley Ave.	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37207	(ADDRESS) San Antonio Tx 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifteen Thousand Dollars And No/100 Dollars ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN WHITE, TRUSTEE OF WHITE HOLDINGS IRREVOCABLE TRUST AND EXCELSIOR PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRANDON C FOWLER, AN UNMARRIED MAN, 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:

Being Lot No. 59 on the plan of Section 1, Joywood Heights of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, described according to survey made by Z.J. Wilkinson, Surveyor, June 12, 1946, as follows:

Beginning on the southeasterly margin of Wesley Avenue at the corner of Lots Nos. 58 and 59; thence with the line between said two lots, southeastwardly 149.3 feet to the northerly line of Lot No.18; thence with the northerly line of Lots Nos. 18, 17 and 16, westwardly 163.4 feet to the easterly margin of Jones Avenue; thence with the easterly margin of Jones Avenue and southeasterly margin of Wesley Avenue northeastwardly 153.4 feet to the beginning.

Being the same property conveyed to Kevin P. White, Trustee, or his successors in trust, of the White

Holdings Irrevocable Trust, dated October 8, 2015, an undivided one-half interest, by Quitclaim Deed, from Excelsior Properties, LLC, dated December 17, 2015, recorded December 22,2015, of record in Instrument No. 20151222-0128878, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Excelsior Properties, LLC, by Quitclaim Deed, from Ralph Murphey White, dated December 12, 2012, recorded January 2, 2013, of record in Instrument No. 20130102-0000246, Register's Office for Davison County, Tennessee.

Also previously being the same property conveyed to Ralph Murphey White, by Warranty Deed, from Clara M. Law, unmarried, dated October 13, 2011, recorded October 19, 2011, of record in Instrument No. 20111019-0081468, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 500 Wesley Ave., Nashville, TN 37207
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 29th day of September, 2021.

White Holdings Irrevocable Trust

BY:_____
Kevin White
Trustee

Excelsior Properties, LLC

BY:_____
Kevin White
Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, LaTrisha Miller, a Notary Public of said State and County aforesaid, personally appeared Kevin White, Trustee of White Holdings Irrevocable Trust dated October 8, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee of White Holdings Irrevocable Trust dated October 8, 2015, the within named bargainor, a Trust and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee

Witness my hand, at office, this 29th day of September, 2021.

Notary Public

My Commission Expires: _____

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 2, 2024

LLC
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, LaTrisha Miller, a Notary Public of said State and County aforesaid, personally appeared Kevin White, 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 Excelsior Properties, 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 signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this 29th day of September 2021.

Notary Public

My Commission Expires: _____

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires
September 2, 2024