# WARRANTY DEED

Karen Johnson Davidson County
Batch# 740463 DEEDWARR
10/21/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20211021-0141209

File No.: RES-21-1514-WGH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
513 3rd Avenue South, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| White Goat Holdings, LLC | Same as owner | 117 12 0 160.00 |
| (NAME) | (NAME) | |
| P.O. Box 40746<br>Nashville, TN 37204 | | |
| (ADDRESS) | (ADDRESS) | |

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/WE, **ROBERT M. PARTEN AND WIFE, CYNTHIA A. PARTEN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WHITE GOAT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 33 and the westerly 15 feet of Lot 32 of Block M, on the plan of Maplehurst, of record in Book 843, Pages 22 and 23, Register's Office for said County.

Said property fronts together 65 feet on the northerly margin of Grandview Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robert M. Parten by Warranty Deed from Stephen P. Silberling and wife, Patricia J. Silberling, dated May 31, 1984, recorded June 4, 1984, in Book 6306, Page 708, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Robert M. Parten and wife, Cynthia A. Parten, by Quitclaim Deed from Robert M. Parten dated March 21, 1997, recorded March 26, 1997, in Book 10392, Page 277, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1514 Grandview Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 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), 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/our hand(s) this 18th day of October, 2021

Robert M. Parten

Robert M. Parten

Cynthia A. Parten

Cynthia A. Parten

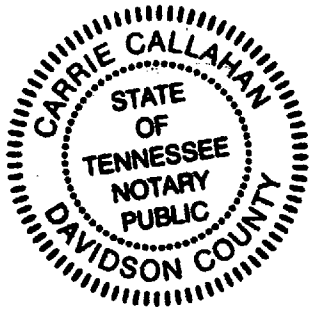
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 2021, before me personally appeared Robert M. Parten and Cynthia A. Parten, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of October, 2021.

Carrie Callahan

Notary Signature
My commission expires: 3/3/25




**RETURN TO:**

**Commerce Title & Escrow, LLC**
**513 3rd Avenue South, Nashville, TN 37210**
**(615) 515-7171**

Certificate of Authenticity

I, Christy Buckhalter, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on October ~~18~~ 19, 2021.

Affiant Signature

10/19/21
Date

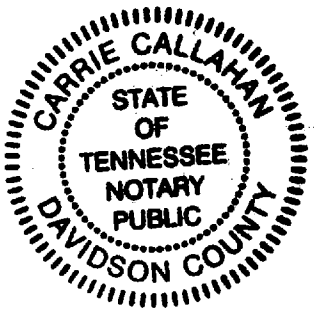
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of October, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal




File No. RES-21-1514-WGH