THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me this 3rd day of March, 2022. Notary Public My Commission Expires: 5-5-25
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36922-02-2022**	

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey S. White and Kristen M. White, Trustees 1407 Pillow Street Nashville, TN 37203	New Owner	Map and Parcel No.: 105070V00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter J. Peltier and Ryan P. Peltier, formerly known as Ryan P. Hargraves, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey S. White and Kristen M. White, Trustees of the White Trust dated April 20, 2007 and restated Declaration of Trust on September 7, 2021** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1407 Pillow Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 816336 DEEDWARR
03/07/2022 09:55:50 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50

20220307-0025454

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of March, 2022.

Peter J. Peltier

Ryan P. Peltier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter J. Peltier and Ryan P. Peltier, formerly known as Ryan P. Hargraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1407, together with the appurtenant interest in the common elements of 1405 Pillow Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150501-0039581, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Peter J. Peltier and Ryan P. Peltier, formerly known as Ryan P. Hargraves, husband and wife, by deed dated June 23, 2016 from Cumberland Advisory Group, LLC, of record in Instrument No. 20160624-0064949, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1405 Pillow Street Townhomes, of record in Instrument No. 20150501-0039581, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit C to the Declaration in Instrument No. 20150501-0039581, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2, page 150, Chancery Court at Nashville, Tennessee.