Karen Johnson Davidson County
Batch# 820169 DEEDWARR
03/11/2022 10:18:06 AM 2 pgs
Fees: $13.00 Taxes: $11,470.00
20220311-0028461

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139380

STATE OF TENNESSEE
COUNTY OF DAVIDSC

The actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of March, 2022.

Notary Public
My Commission Expires: 9/18/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Moyers White, Jr. and David Best 2825 Sugar Tree Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0-106.00

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, **Vintage South, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Moyers White Jr. and David Best, a married couple** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 85, as shown on the map entitled Woodmont Estate Number 2, of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MICHAEL MARTIN AND CALLEN MARTIN, HUSBAND AND WIFE, of record in Instrument No. 20201007-0116169 , dated September 29, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-09-0-106.00.

Matters shown on the Plan of record in Plat Book 1130, page 99, said Register's Office.

This is improved property located at 2825 Sugar Tree Road Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2022.

Vintage South, LLC.

By: _____
Nathan Lyons, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Lyons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Vintage South, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 10th day of March, 2022.

_____
Notary Public

