BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 901957 DEEDWARR
08/11/2022 10:08:37 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20220811-0091288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richland Building Partners, LLC	New Owner	
(NAME)	(NAME)	
4012 Hillsboro Pike, Ste. 9		104 06 0 232.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TORNE WHITE AND SANDY WHITE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHLAND BUILDING PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 a Parcel of Land Situated in Nashville, Davidson County, Tennessee, Being Parcel 232.00 as Shown on Davidson County Tax Map 104-06, and being more particularly described as follows:

Beginning at a Mag Nail (Set) in the Southerly Margin of Acklen Avenue at the Northwest Corner of the Benjamin L. Danzo Property as of Record Deed Book 5661, Page 860, in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN), Said Mag Nail (set) being the Northeast Corner of the Cookeville Commons, LP Property as of record in Instrument No. 20200227-0021672, (R.O.D.C., TN), and said Iron Rod (Set) also being the Northwest Corner of the herein described tract;

Thence, With the Southerly Margin of Acklen Avenue, S82°50'27"E, a distance of 61.26' to an iron rod (Set) at the Northwest Corner of the Philip C. Samson and Susan S. Bock Property as of Record in Deed Book 5533, Page 607, (R.O.D.C., TN), Said iron rod (set) also being the Northeast Corner of the herein described tract;

Thence, with the Westerly Line of the Philip C. Samson and Susan S. Bock Property as of Record in Deed Book 5533, Page 607, (R.O.D.C., TN), S07°33'53"W, a distance of 194.88' to an iron rod (found) in the Northerly Margin of an Alley at the Southwest Corner of the Philip C. Samson and Susan S. Bock Property as of Record in Deed Book 5533, Page 607, (R.O.D.C., TN), Said iron rod (found) also being the Southeast Corner of the herein described tract;

Thence, with the Northerly Margin of said Alley, N81°06'37"W, a distance of 60.03' to an iron Pipe (found) at the Southeast Corner of the Cookeville Commons, LP Property as of record in Instrument No. 20200227-0021672, (R.O.D.C., TN), said iron Pipe (found) also being the Southwest Corner of the herein described tract;

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Thence, with the Easterly Line of the Cookeville Commons, LP Property as of record in Instrument No. 20200227-0021672, (R.O.D.C., TN), N07°11'44"E, a distance of 193.06' to the point of beginning.

Containing 11,761 square feet or 0.27 Acres, more or less.

Being the same property conveyed to Torne White and Sandy White, Husband and Wife, by Warranty Deed from Anthony Danzo, Personal Representative of the Estate of Benjamin J. Danzo, of record in Instrument No. 20210809-0106676, in the Register's Office of Davidson County, Tennessee, dated August 05, 2021 and recorded on August 09, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3205 Acklen Avenue, Nashville, TN 37212
(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 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.

Witness my hand this 8th day of August, 2022.

TORNE WHITE

SANDY WHITE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Torne White and Sandy White, the bargainors, 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 and official seal this 8th day of August, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

Notary Public