STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2022.

Notary Public
MY COMMISSION EXPIRES: 04/22/2026
File No. 22-17373C

AARON WINTERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-22-2026

Karen Johnson Davidson County
Batch# 938589 DEEDWARR
11/07/2022 12:33:45 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20221107-0119614

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Whites Creek Estates LLC (NAME)	Whites Creek Estates LLC (NAME)	048-00-0-159.00
2210 Cornwall Rd. (STREET ADDRESS)	2210 Cornwall Rd. (STREET ADDRESS)	
Charlottesville, VA 22901 (CITY) (STATE) (ZIP)	Charlottesville, VA 22901 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Wilmore Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whites Creek Estates 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:

Tract No. 5: A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., September 10, 1959, as follows:

Beginning at an iron pin on the Northeast margin of Clarksville Highway being the Northwest corner of property conveyed to James D. Burton, et al., as devisees under the Will of Jesse F. Burton, as of record in Will Book 90, Page 21, Probate Court for Davidson County, Tennessee; thence North 56 deg. 56 min. 10 sec. East 383.08 feet to a point 12 inch hackberry; thence North 18 deg. 52 min. 18 sec. East 70 feet to a fence post; thence North 36 deg. 20 min. 23 sec. East 209.95 feet to a 14 inch hackberry; thence North 55 deg. 48 min. 50 sec. East 135.28 feet to an 8 inch elm; thence North 55 deg. 37 min. 20 sec. East 181.99 to a fence post; thence North 45 deg. 30 min. 41 sec. East 92.08 feet to a fence post; thence North 45 deg. 48 min. 27 sec. East 86.54 feet to a fence post; thence North 61 deg. 6 min. 59 sec. East 80.07 feet to a fence post; thence North 52 deg. 55 min. 38 sec. East 99.51 feet to a fence post; thence North 65 deg. 58 min. 51 sec. East135.15 feet to a 12 inch tree; thence North 70 deg. 10 min. 51 sec. East 126.76 feet to an 18 inch hackberry; thence North 73 deg. 35 min. 54 sec. East 197.21 feet to a 10 inch tree; thence North 63 deg. 13 min. 34 sec. East 192.89 feet to a 1 inch steel pipe; thence South 87 deg. 9 min. 31 sec. East 366.44 feet to a fence post; thence South 27 deg. 44 min. 45 sec. East 49.13 feet to a 10 inch tree; thence South 10 deg. 50 min. 10 sec. West 301.51 feet to a fence post; thence South 71 deg. 00 min. 53 sec. West 356.89 feet to a fence post; thence South 70deg. 45 min. 14 sec. West 849.08 feet to an iron pin; thence South 50 deg. 57 min. 00 sec. West 848.01 feet to an iron pin in the Northeast margin of Clarksville Highway, thence along said margin, North 35 deg. 58 min. 45 sec. West 249.75 feet to the point of beginning and containing

17.15 acres, more or less.

Being the same property conveyed to Wilmore Properties, LLC, a Tennessee limited liability company by QuitClaim Deed from Winston Templet, a married man, dated July 1, 2015, and recorded on August 10, 2015, of record in Instrument No. 20150810-0079675, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5000 Clarksville Pike, Whites Creek, TN 37189.

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. Whenever 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 1st day of November, 2022.

Wilmore Properties, LLC, a Tennessee Limited Liability Company

By: _____
Winston Templet, Manager

By: _____
Cristina Templet, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Winston Templet and Cristina Templet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Managers of Wilmore Properties, a Tennessee limited liability company, executed the within instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Managers.

Witness my hand and seal, at office, this 1st day of November, 2022.

_____
Notary Signature

My commission expires: 1/28/24

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO: