WARRANTY DEED

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-C21-24-607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-17-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CRT Investments, LLC	**NEW OWNER**	
(NAME)	(NAME)	**094-01-0-396.00**
5304 Patience Drive		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LANE O. WHITE AND HUSBAND, ROGER C. WHITE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 103 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lane White and husband, Roger C. White by Warranty Deed from Oscar L. Miller, Jr., a single widower of record in Book 11467, page 528, Register's Office for Davidson County, Tennessee, dated May 03, 1999 and recorded on May 06, 1999.

The said Leona Worthy Miller having since died leaving the property vested solely in the name of Oscar L. Miller Jr., Surviving spouse.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page 48, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **607 S.15th St, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1106861 DEEDWARR
03/04/2024 08:50:15 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20240304-0014611

Witness my/our hand(s) this the 1st DAY OF MARCH, 2024.

Lane O. White by Roger C. White Attorney in Fact

Lane O. White by Roger C. White
Attorney in Fact

Roger C. White

Roger C. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER C. WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LANE O. WHITE, and who acknowledged he/she/they executed the same as the free act and deed of the said LANE O. WHITE.

Witness my hand and official seal, this the 1st of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER C. WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212