WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076077 DEEDWARR
Recvd: 09/08/15 10:30 2 pgs
Fees:13.00 Taxes:730.75
20150908-0090897

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2015.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
White Pines Building Group,	NEW OWNER	Parcel ID:
2517 Eugenia Ave.; Ste 202	2517 Eugenia Ave.; Ste 202	11906006200 &
Nashville, TN 37211	Nashville, TN 37211	11906006300

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 hereby acknowledged, we

Darryl Lynn Waddey and wife, Reta Waddey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
White Pines Building Group, LLC
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 Lots Nos. 1 to 4 inclusive, and a small portion of a 68 acre tract of land described according to a proposed subdivision of the W. C. Miller Lands in Woodbine, as follows:

Beginning at the Northwest corner of Elberta Street and a proposed 50-foot road; thence with the Northerly line of Elberta Street Westwardly 248 feet to the Southwest corner of lot No. 4; thence with the Westerly line of lot 4 and part of the 68-acre tract Northwardly 150 feet to a point; thence Eastwardly 248 feet to the Westerly margin of a proposed 50 foot road; thence with the Westerly margin of said Road, Southwardly 150 feet to the beginning.

Said property description Includes but Excludes:

Being Lots Nos. 1 and 2 and the Easterly 11.71 feet of Lot No. 3 on the Map of Sterling Subdivision, Section One, as of record in Book 1424, Page 97, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Elberta Street 11.71 feet West of the corners of Lots Nos. 2 and 3; thence Northerly 150 feet to a point; thence Easterly 140 feet to the Westerly margin of Boone Drive; thence Southerly 130 feet to the beginning of a curve; thence around said curve Southwesterly 31.42 feet to the North margin of Elberta Street; thence with the margin of the same Westerly 120 feet to the beginning.

Being the same property conveyed to Darryl Lynn Waddey by Quitclaim Deed from Johnny Waddey and wife, Nancy S. Waddey; David Waddey and wife, Joan Williams Waddey, and Deborah Waddey Campbell and husband, Larry J. Campbell, of record in Book 11164, Page 588, said Register's Office, dated September 28, 1998. See also deeds of record in Book 9520, Page 435, and Book 1488, Page 91, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1725, Page 21, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 97, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 76 Elberta St. & 0 Elberta St., Nashville, TN 37210

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 our hands this 3rd day of September, 2015.

Darryl Lynn Waddey

Reta Waddey

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 Darryl Lynn Waddey and wife, Reta Waddey 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 at Nashville, Tennessee, this 3rd day of September, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.