# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090774 DEEDWARR
Recvd: 10/26/15 10:33 4 pgs
Fees:23.00 Taxes:1850.00
20151026-0108446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| White Pines Building Group, LLC | New Owner | |
| (NAME) | (NAME) | 11813001700 |
| 2517 Eugenia Ave., Ste. 202 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, **JOHN RICHARD HOVIOUS, III AND JAMES W. HOVIOUS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PINES BUILDING GROUP, 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 Lot No. 48 on the Map of Section 1, Oriental Golf Club Subdivision as of record in Book 1424, Page 10, Register's Office for said County.

Said Lot No. 48 fronts 75 feet on the Northerly side of Grandview Drive and extends back 405.9 feet on the Easterly line and 407.3 feet on the Westerly line, to a dead line measuring 75 feet thereon.

Being the same property conveyed to John R. Hovious and wife, Mary C. Hovious from George M. Owens and wife, Velma S. Owens by Warranty Deed, recorded on the 5th day of November, 1964 in Deed Book 3829, Page 132, in the Register's Office of Davidson County, Tennessee. Mary C. Hovious a/k/a Mary Lee Hovious died on November 3, 1994. John Richard Hovious a/k/a John Richard Hovious, Jr. was the sole surviving Tenant by the Entirety. The said John Richard Hovious, Jr. has since died on January 1, 2006, leaving an unprobated Will, attached as Exhibit "A". John Richard Hovious, II and James W. Hovious are the sole beneficiaries under the Will and the sole heirs at law pursuant to an Affidavit of Heirship of record in Instrument No. 20151026-0108443, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1424, Page 10, said Register's Office; (c) restrictive covenants of record in Book 1035, Page 420, said Register's Office; (d) Easement recorded in Book 3503, Page 298 and Book 3678, Page 452, said Register's Office; and (e) Agreement for Dedication of Easement as set forth in instrument recorded in Book 3921, Page 733, said Register's Office,

This is improved x property, known as 1108 Grandview Drive, Nashville, TN 37204
(unimproved)
(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 23 day of October, 2015.

JOHN RICHARD HOVIOUS, III, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

JAMES W. HOVIOUS, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23 day of October, 2015, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of John Richard Hovious, III and James W. Hovious and acknowledged that he executed the same as the free act and deed of John Richard Hovious, III and James W. Hovious.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Notary Public

EXHIBIT "A"

LAST WILL AND TESTAMENT

OF

JOHN RICHARD HOVIOUS

I, JOHN RICHARD HOVIOUS, a resident and domiciled in Davidson County, Tennessee, being of sound mind and disposing memory do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all former wills and codicils heretofore made by me.

I.

ITEM ONE: I direct that all my just debts and funeral expenses be paid by my Executrix, hereinafter named, out of any moneys coming into the hands of my Executrix.

II.

ITEM TWO: I hereby give, devise and bequeath to my beloved wife, Mary Lee Hovious, all of my property, real, personal and mixed, of which I die possessed, or, in which I die owning a transmissible interest, to be hers absolutely.

III.

ITEM THREE: In the event my wife predeceases me, or, we die in a joint castrophe, I give, devise and bequeath all of my property, real, personal or mixed to my mother, Mary M. Hovious, of Nashville, Tennessee, as trustee, to be managed, controlled, invested, reinvested, and distributed by said trustee upon the following terms and conditions:

1. The trustee shall pay any and all expenses necessary for the care and education of my sons, beginning with the date of my death, and continuing so long as necessary for my sons to complete their professional education, and the income from this trust and so much of the corpus as is necessary, shall be used by the trustee to assure payment of this sum.

2. If at any time the trustee, in her sole and unlimited discretion, shall be ofthe opinion that it is necessary or desirable to encroach upon the corpus of said trust as aforesaid to maintain my sons or to provide for any necessary hospital, medical, nursing or other type of care, the said trustee is hereby authorized to encroach

upon said corpus of said trust to whatever extent she may determine to be necessary, proper or desirable and to pay over to said sons all of said amounts or to others for their use and benefit. This power of encroachment upon the corpus of this trust is a continuing power for the duration of this trust.

Any corpus of the trust remaining after my youngest son becomes twenty-six (26) years of age, or, completes his professional education, whichever occurs first, shall be divided equally, per stirpes, among my sons and their living heirs.

IV.

ITEM FOUR: It is further my will and I hereby nominate and appoint my wife, Mary Lee Hovious as Executrix of this my Last Will and Testament, and she shall serve without bond and not be required to give bond. My Executrix shall have the power, all and singular, to sell for cash or on terms, at private or public sale, and exchange, market, pledge, convert and reconvert any and all of my property and estate, real, personal and mixed, wheresoever situated and found.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name, this twenty second day of September, 1971.

John Richard Hovious

JOHN RICHARD HOVIOUS

Signed, published and declared in our sight and presence as and for his Last Will and Testament by the above named John Richard Hovious who signified to us, the attesting witnesses, that the foregoing instrument is his Last Will and Testament, and we have hereunto affixed our signatures as attesting witnesses, at his request and in his sight and presence and in the sight and presence of each other.

WITNESS OUR HANDS in Davidson County, Tennessee, on this the 22 day of September 1971.

Mrs. Anne O. Leaver

Walter C. Leaver Jr.