WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094649 DEEDWARR
Recvd: 11/06/15 08:38 2 pgs
Fees:13.00 Taxes:1258.00
20151106-0113098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$340,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA 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,	New Owner	
(NAME)	(NAME)	
2517 Eugenia Ave., Ste. 202		08303001700
(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, **MAURICE N. GAINES, UNMARRIED,** 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 2 on the map of C. H. Waller's subdivision of parts of Lots Nos. 42 and 43 on the plan of Brownsville, as of record in Book 547, Page 163, Register's Office for said county.
Said Lot No. 2 fronts 90 feet on the Northerly side of Creighton St., and runs back 220 feet more or less on the Westerly line and 209 feet, more or less on a broken line on the Easterly line to the Southerly margin of Main Street or Straightway Ave. and measures 132 feet thereon.

Tract 2:
Land in Davidson County, Tennessee, described as follows:
Beginning at the Southwest corner of Lot No. 1 on the map of C. H. Waller's Subdivision of Lots Nos. 42 and 43 on the plan of Brownsville, as of record in Book 547, Page 163, Register's Office for Davidson County, Tennessee, and proceeding in an Easterly direction along the Northern border of Creighton Street, being also the Southern border of said Lot No. 1, 17 feet to a point; thence in a Northerly direction parallel to the Western border of said Lot No. 1, 101 feet, more or less, to a point in the Northern border of said Lot No. 1; thence in a Westerly direction along the Northern border of said Lot No. 1, 17 feet to a point, being the Northwest corner of said Lot No. 1; thence in a Southerly direction along the entire length of the Western border of said Lot No. 1, 101 feet, more or less, to the point of beginning.

It being the intention of the grantors to convey the Westerly 17 feet of said Lot No. 1.

Being the same property conveyed to Maurice N. Gaines, an unmarried man by Installment Deed from Walter B. Conyer, John W. Conyer, James R. Conyer, Jr., Margaret Kemnetz and Marie Doremus, recorded on the 1st day of June, 1979 in Deed Book 5443, Page 942, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 547, Page(s) 163, said Register's Office.

unimproved
This is improved x property, known as 107 Creighton Avenue, Nashville, TN 37206 aka 2203 Creighton Ave., Nashville, TN 37206
(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 2 day of November, 2015.

MAURICE N. GAINES

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 Maurice N. Gaines, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of November, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public