BILL GARRETT, Davidson County
Trans:T20160011551 DEEDWARR
Recvd: 02/11/16 10:12 2 pgs
Fees:13.00 Taxes:684.50
20160211-0013134

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of February, 2016, by and between Helena M Pigrum, unmarried , party of the first part, and White Pines Building Group, LLC,a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 47, on the plan of Porter Road Subdivision of Lots 2-7 on the Shinkle Subdivision, as shown on plat of record in Book 843, Page 38 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Helena M. Pigrum by virtue of that certain Quit Claim Deed dated February 12, 2015, at Instrument No. 20150304-0018952 in the Register's Office of Davidson County, Tennessee.

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), heir heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 843, Page 38 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Helena M Pigrum

Helena M Pigrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Helena M Pigrum, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Property Owner & Address: White Pines Building Group, LLC
2517 Eugenia Ave., Ste. 202
Nashville, TN 37211

Tax Parcel No 07215017400

Property Address: 1623 Porter Ave
Nashville, TN 37206

MAIL TAX
BILLS TO: 2517 Eugenia Ave., Ste. 202
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $185,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of February, 2016.

Notary Public

My Commission Expires: 9/18/17

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017