NEW OWNER:

White Pines Building Group, LLC
2517 Eugenia Avenue
Suite 202
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0136

Map 091, Group 02-0, Parcel 220.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160023317 DEEDWARR
Recvd: 03/22/16 13:39 2 pgs
Fees:13.00 Taxes:758.50

20160322-0027156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Units 6017A and 6017B, 6017 PENNSYLVANIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6017 PENNSYLVANIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151112-0115227, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6017 PENNSYLVANIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151112-0115227, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to TBC Development, LLC a Tennessee Limited Liability Company, by Warranty Deed from Brenda F. Hix, unmarried and Angee Hix, unmarried, dated September 4, 2015, and of record in Instrument No. 20150910-0091961, Register's Office for Davidson County, Tennessee. Also see Scrivener's Affidavit of record in Instrument No. 20150929-0098925, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 6017 Pennsylvania Avenue, Nashville, Tennessee 37209.

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18 day of **March, 2016**.

TBC DEVELOPMENT, LLC

By: _____

James M. Beach, Memeber

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES M. BEACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Member of TBC DEVELOPMENT, LLC, the within named bargainor, and as such Member, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **March, 2016**.

JONATHAN M. TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____

NOTARY PUBLIC

My commission expires: 2/4/2020

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The actual consideration or value, whichever is greater, for this transfer is $ **205,000.00** .

_____

AFFIANT

Sworn to and subscribed to before me this 21 day of **March, 2016**.

_____

NOTARY PUBLIC

My commission expires:

SONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017