(1)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160027449 DEEDWARR
Recvd: 04/05/16 10:39 2 pgs
Fees: 13.00 Taxes: 786.25
20160405-0032387

W & I Ref: (DM) Title No.: 58167
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
White Pines Building Group, LLC 2517 Eugenia Ave., Ste. 202 Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 08307013400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Delores C. Bryant, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **White Pines Building Group, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Rolling Acres No. Two, Section One of record in Book 1424, page 45, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Delores C. Bryant, single, by Warranty Deed from Theresea E. White, single, dated May 5, 1986, recorded on May 8, 1986 of record in Book 6851, page 106, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, of record in Book 1424, page 45, said Register's Office, which Plan shows a 30 foot minimum building set back line from Skyview Drive and a 15 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 703 Skyview Drive, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOX 10-A

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

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2016.

Delores C. Bryant

State of Tennessee

County of Davidson

On this 30th day of March, 2016, before me the undersigned authority, personally appeared Delores C. Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $212,500.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2016.

My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary