(2)

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160030737 DEEDWARR
Recvd: 04/15/16 10:48 2 pgs
Fees:13.00 Taxes:721.50
20160415-0036238

J-JTG-16-6201

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
White Pines Building Group, LLC	**New Owner**	
(NAME)	(NAME)	**091-02-0-049.00**
2517 Eugenia Ave., Ste. 202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIGOBERTO RAMOS AND WIFE, SONYA CRUZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block 16, on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rigoberto Ramos by Warranty deed from D. L. Smith, a single man and R. Leslie Charnock, a married man of record in Instrument No. 20050726-0087068 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 26, 2005.

**Sonya Cruz joins in to convey any marital interest she may have.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6201 California Avenue , Nashville, Tennessee 37209-1322**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

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

Witness my/our hand(s) this the 13th DAY OF APRIL, 2016.

RIGOBERTO RAMOS
Rigoberto Ramos

SONYA CRUZ by RIGOBERTO RAMOS ATTORNEY-IN-FACT
Sonya Cruz by Rigoberto Ramos, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RIGOBERTO RAMOS the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RIGOBERTO RAMOS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SONYA CRUZ, and who acknowledged he/she/they executed the same as the free act and deed of the said SONYA CRUZ.

Witness my hand and official seal, this the 13th of April, 2016.

Notary Public

My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212