WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038237 DEEDWARR
Recvd: 05/09/16 09:37 2 pgs
Fees:13.00 Taxes:185.00
20160509-0045566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

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, LLC	New Owner	
(NAME)	(NAME)	91-11-183
2517 Eugenia Avenue, Ste. 202		
(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, **JWM6, INC., A TENNESSEE**, 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:

Land in Davidson County, Tennessee, being Lot No. 1224 in Block 188, West Extension Plan No. 1 of West Nashville, of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Said lot fronts 25 feet on the southerly side of Indiana Avenue and extends back southwardly between parallel lines 150 feet to an alley showing on said alley 25 feet.

Being the same property conveyed to JWM6, Inc. by Final Decree Confirming Sale, of record in Instrument No. 20090930-0090787, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Sherry L.C. Nickens and L.S.C Lichtgarn to JWM6, Inc., a Tennessee corporation of record in Instrument No. 20160506-0045103, said Register's Office.

This conveyance is subject to 2015 real property taxes; and All matters appearing on the plan of record in Book 57, Page 173, said Register's Office.

unimproved
This is improved x property, known as 0 Indiana Avenue, Nashville, TN 37209
(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.

BOX 10-A

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

Witness my hand this 6 day of May, 2016

JWM6, INC.

BY: _____

JOHN W. MCPHERSON, III, PRESIDENT

BY: _____

JOHN W. MCPHERSON, JR., _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John W. McPherson, III with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of JWM6, Inc., the within named bargainor, a corporation, and that he as such President of JWM6, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 6 day of May, 2016.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John W. McPherson, Jr. with whom I am personally acquainted and who, upon oath, acknowledged himself to be _____ of JWM6, Inc., the within named bargainor, a corporation, and that he as such _____ of JWM6, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as _____.

Witness my hand and official seal at Nashville, Tennessee this ____ day of _____, 2016.

Commission expires:

_____
Notary Public