WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039882 DEEDWARR
Recvd: 05/12/16 15:06 2 pgs
Fees:13.00 Taxes:761.83
20160512-0047594

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Kathleen Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TRACI L. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-10-2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd, Suite 106, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
White Pines Building Group, LLC, a Tennessee limited liability company	White Pines Building Group, LLC, a Tennessee limited liability company	**72-15-149**
(NAME)	(NAME)	
2517 Eugenia Ave., Suite 202	2517 Eugenia Ave., Suite 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160588

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, I/we, Wanda B. Cox Woodard, unmarried, hereinafter called the GRANTOR, 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. 46 on the Porter Road Subdivision, as of record in Book 843, page 38, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Wanda B. Cox and Keith G. Covington by deed from Willie Lee Bass, unmarried, dated January 23, 1989, of record in Book 7769, page 868, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Wanda B. Cox by deed from Keith G. Covington, dated June 23, 2009, of record in Instrument No. 20090714-0065625, Register's Office for Davidson County, Tennessee. The said Wanda B. Cox is now known as Wanda B. Woodard.

Unimproved ☐

This is improved ☒ property, known as 1625 Branch Street, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

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

BOX 10-A

Witness my hand this 11th day of May, 2016

Wanda B. Cox Woodard

Wanda B. Cox Woodard

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wanda B. Cox Woodard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of May, 2016.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

