BILL GARRETT, Davidson County
Trans:T20160041704 DEEDWARR
Recvd: 05/18/16 12:06 2 pgs
Fees:13.00 Taxes:1480.00

20160518-0049623

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$400,000.00

Affiant

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Pines Building Group, LLC 2517 Eugenia Ave Ste. 202 Nashville, TN 37211	New Owner	072.13-0-123.00 AND 072.13-0-124.00

For and in 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,

Russell Hutto, a married person

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 Nos. 52 and 53 on the Map of Springdale Subdivision of record in Book 974, Page 18, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Scott Sica and Russell Hutto, unmarried persons, by Warranty Deed from William C. Scott, Jr. and wife, Sylvia Scott, recorded 1/22/1997 in Book 10326, Page 245, Register's Office for Davidson County, TN. Property now vests in Russell Hutto by Quitclaim Deed from Scott Sica, dated March 8, 2016 of record in Instrument Number 20160317-0025441, Register's Office for Davidson County, TN.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2424 Inga Street, Nashville, TN 37206**
(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.

Witness my hand(s) this 16th day of May, 2016.

Russell Hutto

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

BOX 10-A

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Russell Hutto, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076