# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044976 DEEDWARR
Recvd: 05/27/16 11:17 2 pgs
Fees:13.00 Taxes:823.25
20160527-0053619

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Kathleen A Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| White Pines Building Group, LLC | Whitepines Building Group, LLC | 091-06-0 208.00 |
| (NAME) | (NAME) | |
| 5410 Pennsylvania Ave. | 2517 Eugenia S-202 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | Nashville TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT William Buttrey and wife, Lois Buttrey, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO White Pines Building Group, LLC, 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 LOTS NOS. 1321 AND 1323, OF BLOCK 40, IN PLAN NO. 2, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1321 FRONTS 25 FEET ON THE NORTHERLY SIDE OF PENNSYLVANIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

SAID LOT. NO. 1323 FRONTS 35 FEET ON THE NORTHERLY SIDE OF PENNSYLVANIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF 14TH STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM THOMAS BUTTREY AND WIFE, LOIS JEAN BUTTREY, FROM TRUSTEES OF PENNSYLVANIA AVENUE CHURCH OF CHRIST, AUTHORIZATION OF JAMES L. BAKER TO EXECUTE GIVEN BY MINUTES OF MEETING DATED SEPTEMBER 30, 1992, BY DEED, DATED OCTOBER 21, 1992, OF RECORD IN BOOK 8763, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5410 PENNSYLVANIA AVENUE, NASHVILLE, TN 37029.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 5410 | Pennsylvania Ave. | Nashville | TN | 37209 |
| | | (House Number) | (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |

BOX 10-A

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

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 our hands 05/25/16.

William Buttrey
William Buttrey

Lois Buttrey
Lois Buttrey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William Buttrey Lois Buttrey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/25/16.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018