BILL GARRETT, Davidson County
Trans:T20160046080 DEEDWARR
Recvd: 06/01/16 13:30 5 pgs
Fees:28.00 Taxes:2349.50
20160601-0055059

(1)

THIS INSTRUMENT PREPARED BY:
Yale Riley, Esq.
Fidelity National Title Group
6840 Carothers Parkway Ste. 200
Franklin, TN 37067
File No: 1614944CTN

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
White Pines Building Group, LLC	Same	118-08-0-039.00
2517 Eugenia Avenue, Ste. 202		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Karen Drake and Janet Fuquay have this day bargained and sold, and do hereby transfer and convey unto White Pines Building Group, LLC, the Grantee herein, its successors and assigns, certain real estate in Davidson County, TN as follows:

LAND in Davidson County, Tennessee, being Lots No. 206 and 207 on the Plan of Grandview Heights, of record in Plat Book 161, Page 14 and 15, 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 Karen Drake and Janet Fuquay, as equal tenants in common, by Quitclaim Deed of record in Instrument No. 20130416-0037549, Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 635,000.00

Affiant _____

Subscribed and sworn to before me this 31st day of May, 2016

(Affix Seal) Notary Public Nicole Champion

My commission expires: 8-23-16

This is (Check One) unimproved ☐ / improved ☒ property, known as:

2317 Cruzen Street, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25th day of May, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen Drake

Janet Fuquay

Janet Fuquay

File No: 1614944CTN

State of _____
County of _____

On this the _____ day of May, 2016, before me, the undersigned Notary Public, personally appeared Karen Drake, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My commission expires _____

State of TN
County of Williamson

On this the 25th day of May, 2016, before me, the undersigned Notary Public, personally appeared Janet Fuquay, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NICOLE CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Nicole Champion
Notary Public
My commission expires 8-28-16

File No: 1614944CTN

STATE OF _____
COUNTY OF_____ The actual consideration or value, whichever is greater, for this transfer is $ *635,000.00*

Affiant_____

Subscribed and sworn to before me this ___ day of_____, 2016

_____ *(Affix Seal)*

*Notary Public*_____

My commission expires: _____

This is (Check One) unimproved ☐ / improved ☒property, known as:

2317 Cruzen Street, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26th day of May, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen Drake

Janet Fuquay

File No: 1614944CTN

Karen Drake

State of Ohio
County of Hamilton

On this the 26th day of May, 2016, before me, the undersigned Notary Public, personally appeared Karen Drake, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC STATE OF OHIO
LAURA L. DRAKE, ESQ.
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 O.R.C.

Notary Public
My commission expires perpetual

State of _____
County of _____

On this the _____ day of May, 2016, before me, the undersigned Notary Public, personally appeared Janet Fuquay, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My commission expires _____

File No: 1614944CTN