(2)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160048458 DEEDWARR
Recvd: 06/08/16 12:46 2 pgs
Fees:13.00 Taxes:810.30
20160608-0057929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONY C. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Pines Building Group	New Owner	MAP 133-01
414 Patterson Street	2517 Eugenia Avenue, Ste 202	PARCEL 112.00
Nashville, TN 37211-2828	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, **Jody L. Lang, N/K/A Jody L. Smith and husband Stephen B. Smith,**

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. 11 and 12 on the Map of Burrell Jackson's Resubdivision of part of Block "A" of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, and Plan of Burrell Jackson's Resubdivision is not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, July 19, 1941, as follows:

Beginning on the Northerly margin of Patterson Street as the Southwest corner of Lot No. 12; thence with the Westerly line of Lot No. 12, Northwardly 189 feet to the Northwest corner of Lot No. 12; thence Eastwardly 102 feet to the Northeast corner of Lot No. 11; thence with the line between Lot Nos. 10 and 11; Southwardly 182.7 feet to the Northerly margin of Patterson Street; thence with the margin of said street, Westwardly 104 feet to the Point of Beginning.

Being the same property conveyed to Jody L. Lang, unmarried and Stephen B. Smith, unmarried, as tenants in common with right of survivorship by Warranty Deed from Robert A. Worthington, married, of record in Instrument No. 20100419-0029046, Register's Office for Davidson County, Tennessee, dated April 12, 2010 and recorded on April 19, 2010.

Being also known as 414 Patterson Street, Nashville, TN 37211-2828

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **414 Patterson Street, Nashville, TN 37211-2828.**

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 my hand(s) this the 6th day of June, 2016.

Jody L. Lang Smith

Jody L. Lang Smith

Stephen B. Smith by Jody L. Lang Smith Attorney in Fact

Stephen B. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jody L. Lang Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of June, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Jody L. Lang Smith**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Stephen B. Smith,** and who acknowledged that she executed the same as the free act and deed of **Stephen B. Smith.**

Witness my hand and official seal this the 6th day of June, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE