WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051732 DEEDWARR
Recvd: 06/17/16 14:56 2 pgs
Fees:13.00 Taxes:962.00

20160617-0061925

R-VRES-16-2412-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
White Pines Building Group, LLC	New Owner	
(NAME)	(NAME)	**072-11-140.00**
2517 Eugenia Avenue, Suite 202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2159		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA MCCOLLUM AND WILLIAM MCCOLLUM, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITE PINES BUILDING GROUP, LLC, A TENNESSE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 75 feet of Lot Nos. 164, 165 and 166 on the Plan of Waters Place Subdivision, of record in Plat Book 332, Page(s) 136 and 137, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot Nos. 164, 165 and 166 front 75 feet on the easterly side of McKinney Avenue, and run back 162.9 feet on the northerly line with the southerly margin of Marsden Avenue, and 166.35 feet, more or less, on the southerly line to the westerly line of Lot No. 167, measuring 75 feet.

Being the same property conveyed to Melissa McCollum and husband, William McCollum by Quitclaim Deed from Melissa McCollum f/k/a Melissa Lambert, of record in Instrument No. 20120817-0073864, Register's Office for Davidson County, Tennessee, dated August 12, 2012 and recorded on August 17, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 332, Page(s) 136 and 137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 Branch Street, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BOX 10-A

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

Witness my/our hand(s) this the 15th DAY OF JUNE, 2016.

Melissa McCollum

William McCollum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA MCCOLLUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM MCCOLLUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212