Davidson County DEEDQC
Recvd: 07/22/16 16:03 4 pgs
Fees:22.00 Taxes:0.00
20160722-0075975

THIS INSTRUMENT PREPARED BY:
Kathleen Hale McClellan, Attorney
HALE AND HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
White Pines Building Group,LLC 2517 Eugenia Avenue, Suite 202 Nashville, Tennessee 37211	SAME	091-09-180.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **5914 MAXON, LLC**, a Tennessee limited liability company, hereinafter called the **"GRANTOR,"** hereby quitclaims and conveys unto **WHITE PINES BUILDING GROUP, LLC**, a Tennessee limited liability company, hereinafter called the **"GRANTEE"**, its successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the plat of Final Plat Resubdivision of Lot 98 , Map of T.M. Nall's Subdivision, of record in Instrument No. 20160708-0069806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

AND FURTHER being Units 1 and 2 of the Homes on Maxon 1 and 2, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Maxon 1 and 2, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160715-0073110, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Maxon 1 and 2, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20160715-0073110, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to 5914 Maxon, LLC, a Tennessee limited liability company, by Warranty Deed dated May 10, 2016 from Ryan C. Elliot, Sr. and wife, Lillian Elliot of record in Instrument No. 20160511-0046711, Register's Office for Davidson County, Tennessee and further being a portion of the same property having been conveyed to Ryan C. Elliot, Sr. and wife, Lillian Elliot by Special Warranty Deed dated September 12, 2003 from Wachovia Bank of Delaware,

National Association, formerly known as First Union National Bank of Delaware, of record in Instrument No. 20031002-0145372, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This unimproved property is known as 5914A Maxon Avenue (Unit 1), Nashville, Tennessee 37209 and 5914B Maxon Avenue (Unit 2), Nashville, Tennessee 37209.

WITNESS, the hand of the undersigned this 22nd day of July, 2016, in Franklin, Tennessee.

5914 MAXON, LLC,
a Tennessee limited liability company

BY:WHITE PINES BUILDING GROUP, LLC, Managing Member

By: _____ Authorized member Mgr
Tyler Pennington, Authorized Member Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Tyler Pennington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Authorized Member Manger of White Pines Building Group, LLC, Managing Member of 5914 Maxon, LLC**, the within named bargainor, a limited liability company, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

Witness my hand and official seal at office this 22nd day of July, 2016.

Kathleen Hale McClellan
Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for the value of this transfer is Zero and NO/100 ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 22nd day of July, 2016.

Notary Public

My commission expires: 12-6-2016



CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Laurie Mathis Harris, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie Mathis Harris

My Commission Expires: 03/25/2018