# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073785 DEEDWARR
Recvd: 08/24/16 09:46 2 pgs
Fees:13.00 Taxes:740.00
20160824-0088462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$200~~,000.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| White Pines Building Group, LLC | New Owner | |
| (NAME) 2517 Eugenia Ave., Ste. 202 | (NAME) | 147-15-043.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (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, **DAVID A. BROWN, MARRIED**, 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 251, WHISPERING HILLS, SECTION II-B, as shown on plat of record in Plat Book 2331, Page 155, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed by Quitclaim Deed from Janice R. Brown to David A. Brown as recorded on the 1st day of June, 1992 in Deed Book 8638, Page 598 and Warranty Deed from Billy T. Freeland and wife, Juanita S. Freeland to David A. Brown and wife, Janice R. Brown as recorded on the 7th day of June, 1971 in Deed Book 4508, Page 676, in the Register's Office of Davidson County, Tennessee.**

**Janice R. Brown joins in to convey any marital interest she may have.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 2331, Page 155, said Register's Office; restrictive covenants of record in Book 2601, Page 1 and 2641, Page 76, said Register's Office; and Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6112, Page 108, said Register's Office.**

unimproved
This is improved x property, known as 575 Watsonwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BOX 10-A

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

Witness my hand this 19th day of August, 2016

X David A. Brown

DAVID A. BROWN

* Janice R. Brown

JANICE R. BROWN

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 David A. Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2016.

Commission expires: 7/6/2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires July 6, 2020

James H Cittale

Notary Public

STATE OF Indiana

COUNTY OF Marion

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

Witness my hand and official seal at Indianapolis IN this 19 day of August, 2016.

Commission expires: 12/2/2022

Notary Public

SUSANNE MARY AIMONETTI
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES DEC. 2, 2022