BOX 10-A (1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075108 DEEDWARR
Recvd: 08/29/16 11:01 2 pgs
Fees:13.00 Taxes:814.00
20160829-0090057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 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)	(NAME)	091-07-310.00
2517 Eugenia Ave., Ste. 202		
(ADDRESS)	(ADDRESS)	
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, I, **RUBY LITTLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS 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, ITS SUCCESSORS 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 Lots 1210 and 1212, PLAN NO. 1, WEST NASHVILLE, BLOCK NO. 179, as shown on plat of record in Plat Book 57, Pages 74 and 75, 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 Installment Deed from R. C. Vardall, Unmarried to Ed Payne Cannon and Wife, Lucille S. Cannon, as recorded on the 14th day of January, 1960 in Deed Book 3000, Page 278, in the Register's Office of Davidson County. Ed Payne Cannon and wife, Lucille S. Cannon have both since died.

Being the same property conveyed by Warranty Deed from Ruth Carroll, Patricia Devers, Ann Kendall and Ruby Little to Ron Little and wife, Ruby Little, as recorded on the 8th day of October, 2003 in Instrument No. 20031008-0149131, (see Affidavit of Inheritance attached to Deed reflecting the heirs of Ed P. Cannon and Edith Lucille Cannon), re-recorded at Instrument Nos. 20031113-0165990 and 20031215-0179265, said Register's Office. The heirs of Ed Payne Cannon and Lucille S. Cannon are further established as shown pursuant to Affidavit of Heirship, as recorded on the 15th day of December, 2003 in Instrument No. 20031215-0179264, said Register's Office. Ron Little has since died on December 24, 2003, vesting title in Ruby Little as sole surviving Tenant by the Entirety.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 57, Page(s) 74 and 75, said Register's Office.

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

This is improved x property, known as 5305 Michigan Avenue, Nashville, TN 37209 (unimproved _)

(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, its successors 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, its successors 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 this 25 day of August, 2016

RUBY LITTLE

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

Witness my hand and official seal at Nashville, Tennessee this 25 day of August, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public