WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160079178 DEEDWARR
Recvd: 09/09/16 11:00 4 pgs
Fees: 23.00 Taxes: 1757.50
20160909-0095050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLES E. MORGAN IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	11813001100
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, WE, **MARY FRANK WALLACE BATSON, MARK WALLACE MOORE, RUDIE W. SMITH, JOHN KILPATRICK WALLACE, JUSTIN COVEY WALLACE, SCOTT RILEY MOORE AND RUDIE W. SMITH, AS TO A LIFE ESTATE**, 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:

SEE ATTACHED EXHIBIT "A"

This property is not the marital residence of any of the Grantors herein other than Rudie W. Smith, who is unmarried.

This conveyance is subject to 2016 Real Property taxes.

unimproved
This is improved x property, known as 1100 Grandview Drive, Nashville, TN 37204
(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.

Witness my hand this 31 day of August, 2016

MARY FRANK WALLACE BATSON, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

MARK WALLACE MOORE, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

RUDIE W. SMITH, INDIVIDUALLY AND AS TO A LIFE ESTATE

JOHN KILPATRICK WALLACE, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

JUSTIN COVEY WALLACE, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

SCOTT RILEY MOORE, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

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 Rudie W. Smith, individually and as to a Life Estate, 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 31 day of August, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

Notary Public

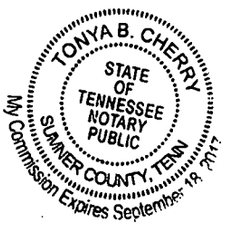
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of August, 2016, before me personally appeared J. Greg Hardeman to me known to be the person who executed the foregoing instrument on behalf of Mary Frank Wallace Batson, Mark Wallace Moore, John Kilpatrick Wallace, Justin Covey Wallace and Scott Riley Moore and acknowledged that he executed the same as the free act and deed of Mary Frank Wallace Batson, Mark Wallace Moore, John Kilpatrick Wallace, Justin Covey Wallace and Scott Riley Moore.

Witness my hand and official seal at Nashville, Tennessee this 31 day of August, 2016.

Commission expires:



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 and Unit "C" of Lot No. 45 on the Map of Section I, Oriental Golf Club Subdivision, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, December 17, 1938, as follows:

Said Lot No. 44 and Unit "C" of Lot No. 45 are described together as follows: Beginning at the Northwest intersection of Grandview Drive and a 50 foot unnamed street running from Grandview Drive to Graybar Lane, said street being the first street West of 10th Avenue South or Lealand Lane; thence Northerly with said unnamed street, 175 feet to the South line of Lot No. 43; thence Westerly along the line of said 100 feet to the corner of Units B and C of Lot No. 45; thence with the line between said Units, Southerly 175 feet to the North margin of Grandview Drive; thence with the margin of the same, Easterly 100 feet to the beginning.

Being the same property conveyed by Warranty Deed from Donald H. Spencer and wife, Betty R. Spencer to Louise K. Wallace, as recorded on the 16th day of October, 1972 in Deed Book 4646, Page 675, said Register's Office.

Quitclaim Deed from Louise K. Wallace, an unmarried woman to Frank W. Batson, One percent (1%) of Grantor's right, as recorded on the 23rd day of September, 1997 in Deed Book 10618, Page 543, said Register's Office.

Quitclaim Deed from Louise K. Wallace, an unmarried woman to Rudie W. Smith, Ten percent (10%) of Grantor's right, as recorded on the 23rd day of September, 1997 in Deed Book 10618, Page 546 as refiled in Deed Book 11162, Page 819, said Register's Office. Louise K. Wallace has since died on August 18, 2002 with her Last Will and Testament admitted into Probate under Docket No. 02P-1639, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property conveyed by Executor Deed from Mary Frank Wallace Batson, Executor of the Estate of Louise L. Wallace, deceased as to Louise K. Wallace's interest (89%) in the following property in Davidson County, Tennessee, subject to a Life Estate in Rudie W. Smith, with the remainder in said property as follows: 25% to Mary Frank Wallace Batson; 25% to Rudie W. Smith; 12.5 % to John Kilpatrick Wallace, 12.5% to Justin Covey Wallace; 12.5% to Scott Riley Moore and 12.5% to Mark Wallace Moore, as recorded on the 20th day of February, 2004 in Instrument No. 20040220-0019716, in the Register's Office of Davidson County, Tennessee.

Mary Frank Wallace Batson and Frank W. Batson are one and the same.

Louise L. Wallace and Louise K. Wallace are one and the same.

John Kilpatrick Wallace and John Wallace are one and the same.

Justin Covey Wallace and Justin Wallace are one and the same.

Scott Riley Moore and Scott Moore are one and the same.