BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096444 DEEDWARR
Recvd: 11/01/16 10:47 2 pgs
Fees:13.00 Taxes:1295.00
20161101-0115309

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 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
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
White Pines Building Group, LLC	New Owner	11813004000
(NAME)	(NAME)	
2517 Eugenia Ave., Ste 202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven A. Gibson and Sherrie D. Gibson, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **White Pines Building Group, LLC,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being the Westerly 150 feet of Lot No. 38 and the Westerly 150 feet of the Southerly 8 feet of Lot No. 39 on the plan of Oriental Golf Club Subdivision, Section No. 1, as of record in Book 1424, Page 10, Register's Office for said County, described as follows: beginning at an iron pin in the Easterly margin of Ackerman Court, at the common corner of Lots Nos. 37 and 38 on the above plan; running thence North 4 degrees 30 minutes East with the Easterly margin of Ackerman Court 83 feet to an iron pin, passing the original corner of Lots Nos. 38 and 39 at 75 feet, running thence South 85 degrees 30 minutes East, parallel to and 8 feet North of the original lot line of Lots Nos. 39 and 38, 150 feet to an iron pin; running thence South 4 degrees 30 minutes West 83 feet to an iron pin, being the common corner of Lots Nos. 36 and 35, passing the original corner of Lots Nos. 38 and 39 at 8 feet; running thence North 85 degrees 30 minutes West with the original lot line of Lot No. 38, 150 feet to the point of beginning. Included in the above description, but excluded from this conveyance: the Southerly 8 feet of the Easterly 75 feet of the Westerly 150 feet of Lot No. 38 on the above plan, better described as follows: Beginning at an iron pin at the original corner of Lots Nos. 36 and 37, running thence North 4 degrees 30 minutes East 8 feet to an iron pin; thence South 85 degrees 30 minutes East 75 feet to an iron pin; thence South 4 degrees 30 minutes West 8 feet to an iron pin, said iron pin being the original corner of Lots Nos. 35 and 36; thence with the original lot line of Lots Nos. 36 and 38 North 85 degrees 30 minutes West 75 feet to the point of beginning.

Being the same property conveyed to Steven A. Gibson and Sherrie D. Gibson, Married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 29th day of September, 2010 in Instrument No. 20100929-0077433, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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

unimproved ☐

This is improved ☑ property, known as 3706 Ackerman Court, 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/our hands this 31st day of October, 2016.

Steven A. Gibson

Sherrie D. Gibson

State of Tennessee
County of Williamson

Personally appeared before me Steven A. Gibson and Sherrie D. Gibson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2016.

Notary Public
My Commission Expires: 11/13/17

File No.: 11547

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017