WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/17 14:41 3 pgs
Fees:18.00 Taxes:1309.80
20170123-0007284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF January 2017.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22 2020 COUNTY OF WILSON

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
Stephen Groner and Margot A. Groner	Fairway Mortgage	
(NAME) 5914 C Maxon Avenue	(NAME) 240 Technology Drive	091-090-R-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Idaho Falls, ID 83401	
(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, **WHITE PINES BUILDING GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN T. GRONER AND MARGOT A. GRONER,*** 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:

*, husband and wife

Land in Davidson County, Tennessee, being Unit 3 of Homes On Maxon 3 and 4, 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 3 and 4, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160715-0073111, 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 3 and 4, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160715-0073111, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from 5914 Maxon, LLC, a Tennessee limited liability company to White Pines Building Group, LLC, a Tennessee limited liability company, as recorded on the 5th day of August, 2016 in Instrument No. 20160805-0081715; part of Warranty Deed from Ryan C. Elliot, Sr. and wife, Lillian Elliot to 5914 Maxon, LLC, a Tennessee Limited Liability Company, as recorded on the 11th day of May, 2016 in Instrument No. 20160511-0046711, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 421, Page 63 and Instrument No. 20160708-0069806, said Register's Office; Restrictive Covenants of record in Instrument No. 20160715-0073111 and Assignment of Developer's Rights under Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20160805-0081716, said Register's Office; and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4014, Page 705, said Register's Office.

unimproved
This is improved x property, known as 5914 C Maxon Avenue, Nashville, TN 37209

(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 20th day of January, 2017

WHITE PINES BUILDING GROUP LLC

BY: TYLER PENNINGTON, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, 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 a Manager of White Pines Building Group, LLC, Manager and that he as such Manager of White Pines Building Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC.

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2017.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2018

Notary Public

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

