WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170006944 DEEDWARR
Recvd: 01/24/17 16:09 2 pgs
Fees: 13.00 Taxes: 1315.32
20170124-0007838

KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,492.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF Jan., 2017.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

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
Seth Billings and Meredith McGinnis	New Owner	
(NAME) 5914 B Maxon Avenue	(NAME)	091-090-S-002.00-CO
(ADDRESS) Nashville, TN 37209	(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, **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 **SETH BILLINGS AND MEREDITH MCGINNIS, HUSBAND AND WIFE,** 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 Unit 2 of Homes on Maxon Land 2, 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 Land 2, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160715-0073110, 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 Land 2, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160715-0073110, 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 22nd day of July, 2016 in Instrument No. 20160722-0075975; 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 and part of Special Warranty Deed from Wachovia Bank of Delaware, National Association, formerly known as First Union National Bank of Delaware to Ryan C. Elliot, Sr. and wife, Lillian Elliot, as recorded on the 2nd day of October, 2003 in Instrument No. 20031002-0145372, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 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. 20160715-0073110 and Assignment of Developer's Rights under Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20160722-0075976, 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 B 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 23 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 23 day of January, 2017.

Commission expires:

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

Notary Public