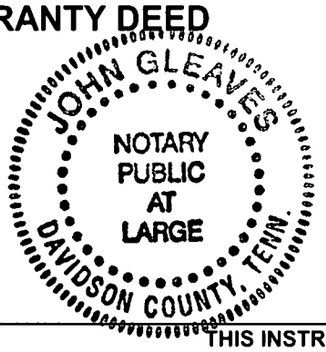
WARRANTY DEED



J-HP-17-115-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
White Pines Building Group, LLC	**New Owner**	
(NAME) **2517 Eugenia Ave., Ste. 202**	BILL GARRETT, Davidson County Trans:T20170008817 DEEDWARR Recvd: 01/31/17 08:45 2 pgs Fees:13.00 Taxes:1110.00 20170131-0009970	**105-7-200.00**
(ADDRESS) **Nashville, TN 37211**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOMEFRONT PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of Hamilton's Subdivision of Lot No. 2 of the Rains Subdivision, of record in Minute Book 1, Page 97, Chancery Court for said County.

Said part of said Lot fronts 58 feet on the westerly side of Rains Avenue and runs back between parallel lines, parallel to and 58 feet south of Merritt Avenue, 150 feet to a dead line.

Being the same property conveyed to Homefront Property Solutions, LLC by Warranty Deed as of record in Instrument No. 20160131-0009969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, Chancery Court for Davidson County, Tennessee.
- Subject to 2017 County Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Rains Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 27th DAY OF JANUARY, 2017.

Homefront Property Solutions, LLC

BY: _____
Anthony Johnson, Member

By: _____
Kizzie Johnson, Member

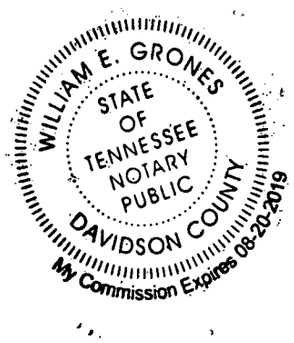
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIZZIE JOHNSON AND ANTHONY JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBERS of Homefront Property Solutions, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBERS executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of January, 2017.

_____
Notary Public

My Commission Expires: 8/20/2019



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212