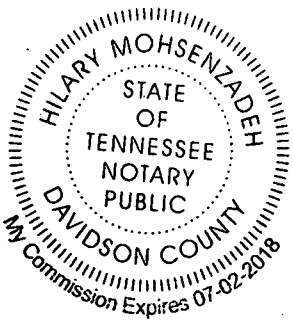
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017

Hilary Mohsenzadeh

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
White Pines Building Group, LLC	Same Owner	1507023200
(NAME)	(NAME)	
2517 Eugenia Ave., Suite 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, **Dennis Etheridge and Linda Etheridge,** 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:

Being Lot No. 5 of W.D. Hamilton's Subdivision of Block No. 8 of the Hamilton Lands, as of record in Book 421, Page 56, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the northerly side of Hamilton Street and extends back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Dennis Etheridge, 1/3 undivided interest, and Dennis Etheridge and wife, Linda Etheridge, 2/3 undivided interest by Deed of record in Book 10009-787, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 608 Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170010006 DEEDWARR
Recvd: 02/02/17 12:09 2 pgs
Fees:13.00 Taxes:1128.50
20170202-0011364

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 January, 2017.

Dennis Etheridge

Linda Etheridge

Dennis Etheridge

Linda Etheridge

State of Tennessee
County of Williamson

Personally appeared before me Dennis Etheridge and Linda Etheridge, 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 January, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 11754

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020