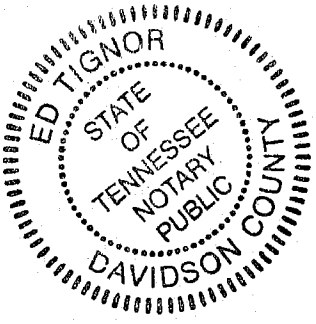
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,489.00

Todd Richards

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(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 |
|---|---|---|
| Adam T. Bickell and Cynthia Bickell | NEW OWNER | |
| (NAME) | (NAME) | |
| 1402 55th Ave. N | | 091062A00200CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) | |

Davidson County DEEDWARR
Recvd: 04/24/17 14:26 3 pgs
Fees:18.00 Taxes:1644.61
20170424-0040047

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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM T. BICKELL AND CYNTHIA BICKELL, 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 B of Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160527-0053620, 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 Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160527-0053620, 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 a portion of the same property conveyed by Warranty Deed from William Buttrey and wife, Lois Buttrey to White Pines Building Group, LLC as recorded on the 27th day of May, 2016 in Instrument No. 20160527-0053619 and being a portion of Warranty Deed from Trustees of Pennsylvania Avenue Church of Christ, Authorization of James L. Baker to execute given by Minutes of Meeting dated September 30, 1992 to William Thomas Buttrey and wife, Lois Jean Buttrey as recorded on the 21st day of October, 1992 in Deed Book 8763, Page 628, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1402 55th Ave. N, 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 20 day of April, 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 20 day of April, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public

RETURN TO:
**Main Street Title & Ins**
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

# True Copy Certification

I Lauren Buttrey, do hereby make oath that I am 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.

Lauren Buttrey
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Lauren Buttrey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

