(1)
529

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170045649 DEEDWARR
Recvd: 05/30/17 14:14 2 pgs
Fees: 13.00 Taxes: 980.50
20170530-0053473

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
White Pines Building Group, LLC, a Tennessee Limited Liability Company	White Pines Building Group, LLC, a Tennessee Limited Liability Company	09107012600
(NAME)	(NAME)	
2317 Cruzen Street	2317 Cruzen Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **Niwot Partners, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **White Pines Building Group, LLC, a Tennessee Limited Liability Company,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: Land in Davidson County, Tennessee being Lot Number 1102 and the easterly part of Lot Number 1104 of Block Number 174 on the plan of No. 1 west Nashville of record in Book 57, Page 74, Register's Office for Davidson County, Tennessee. Said Lot Number 1102 and easterly part of Lot Number 1104 front together 45 feet on the southerly side of Tennessee Avenue and runs back between parallel lines with the westerly margin of 52nd Avenue north, formerly 11th Street, 150 feet to an alley.

Being the same property conveyed to Niwot Partners, LLC by deed dated January 16, 2013 from Robert Fletcher Lance of record in Instrument No. 20130118-0006156, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Fletcher Lance by deed dated August 26, 2011 from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20110907-0069276, Register's Office for 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 ☑ property, known as 5201 Tennessee 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this **25th day of May, 2017.**

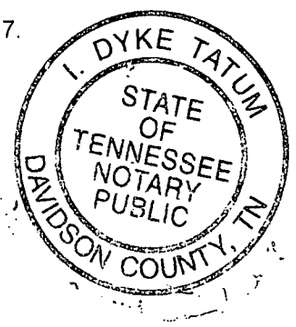
Niwot Partners, LLC

By: _____
Robert F. Lance, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Robert F. Lance** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Sole Member** of Niwot Partners, LLC and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Sole Member.**

WITNESS my hand and seal this 25th day of May, 2017.



_____
Notary Public/L. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-White5201