(2)
526

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170210870

BILL GARRETT, Davidson County
Trans:T20170045941 DEEDWARR
Recvd: 05/31/17 10:05 2 pgs
Fees:13.00 Taxes:1350.50
20170531-0053836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2017.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
White Pines Building Group, LLC 2317 Cruzen St Nashville, TN 37211	New Owner	Tax Parcel ID No. 116-12-0-064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Michael and Shellie M. Michael, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **White Pines Building Group, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK A. MICHAEL and spouse, SHELLIE M. MICHAEL, by deed from MARVYN BACIGALUPO, of record in Book 11603, page 206 , dated July 21, 1999 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 116-12-0-064.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1130, page 13, said Register's Office.

Joint Driveway Agreement of record in Book 5136, page 832, said Register's Office.

This is improved property located at 3806 Tulane Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2017.

Mark A. Michael

Shellie M. Michael by Mark A. Michael, her attorney-in-fact.
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Michael, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Shellie M. Michael, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of May, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____