WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/17 08:54 3 pgs
Fees:18.00 Taxes:1202.50
20170602-0054819

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

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	White Pines Building Group, LLC	11813003300
(NAME) 2517 Eugenia Ave ~~1002 Grandview Drive~~ Ste 301A	(NAME) Same as New Owner	
(ADDRESS) Nashville, TN 37211 ~~37204~~	(ADDRESS)	
(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, I, **Lori C. Buckner,** 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 Units A and B of the Homes at 1002 Grandview Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1002 Grandview Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170418-0037660, 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 Homes at 1002 Grandview Drive, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20170418-0037660, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

AND FURTHER described as Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Section No. One, Oriental Golf Club Subdivision, not of record, and described according to a survey made December 17, 1938, by Z. J. Wilkinson, Surveyor as follows:

Beginning at a point in the northerly margin of Grandview Drive, 99.3 feet west of the westerly margin of Lealand Lane; formerly 10th Avenue South, as the corner of Lots Nos. 30 and 31; thence with the line between lots northerly 243 feet on the northerly corner of said lots and the corner of Lots Nos. 28 and 27; thence with the line between Lots 27 and 31, westerly 75 feet to a point, the corner of Lots 26, 27, 31 and 32; thence with the line between Lots 31 and 32, southerly 244.5 feet to the northerly margin of Grandview Drive; thence with the northerly margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Lori C. Buckner by deed dated June 6, 2009 from JABB ENTERPRISES, LLC of record in Instrument No. 20120221-0014532, Register's Office for Davidson County, Tennessee. being the same property previously conveyed to JABB ENTERPRISES, LLC by deed dated November 14, 2005 from Henry Bruce Bucker, V of record in Instrument No. 20060217-0019119, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1002 Grandview Drive, Nashville, TN 37204
(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/our hands this 31st day of May, 2017..

Lori C. Buckner

Lori C. Buckner

State of Tennessee
County of Davidson

Personally appeared before me Lori C. Buckner, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-WhitePines

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020