Box 34

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

Affiant

Subscribed and sworn to me on June 7, 2017.

NOTARY PUBLIC

My Commission Expires:

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

BILL GARRETT, Davidson County
Trans:T20170049019 DEEDWARR
Recvd: 06/08/17 14:12 2 pgs
Fees:13.00 Taxes:1165.50
20170608-0057653

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30404SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
White Pines Building Group, LLC 2317 Cruzen St. Nashville, TN 37211	SAME ADDRES AS NEW OWNER	10507033500

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Beau Daniel, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto White Pines Building Group, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the West one half of Lot No. 45 on the Map of the Moore Property as of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of Moore Avenue and runs back between parallel lines 148.5 feet to a dead line.

Being the same property conveyed to Beau Daniel, unmarried by Warranty Deed from William J. Turnblazer, married, recorded on the 2nd day of March, 2010 in Instrument No. 20100302-0015690, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 137, Page(s) 91, Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 553 Moore Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

The subject property is not the primary residence of the Grantor.

WITNESS my hand this 7th day of June, 2017.

BDJ

Beau Daniel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Beau Daniel to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 7, 2017.

Bobbie Cooper

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020