File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170050504 DEEDWARR
Recvd: 06/13/17 14:38 2 pgs
Fees: 13.00 Taxes: 1720.13
20170613-0059363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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
Bryce Jenney and Madeline J. Harland	Mortgage Master	
(NAME)	(NAME)	
4710 B Illinois Avenue	102 Elm Street	09111043800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Walpole, MA. 02081	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **4710 ILLINOIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYCE JENNEY AND MADELINE J. HARLAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 621 of Block No. 106, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a more complete description.

Being part of the same property conveyed by Quitclaim Deed from 4710 Illinois, LLC, a Tennessee Limited Liability Company to 4710 Illinois, LLC, a Tennessee Limited Liability Company, as recorded on the 24th day of June, 2016 in Instrument No. 20160624-0064579; part of Warranty Deed from Thomas Edward Davidson to 4710 Illinois, LLC, a Tennessee Limited Liability Company, as recorded on the 24th day of June, 2016 in Instrument No. 20160624-0064573 and part of Warranty Deed from Elizabeth Gregory and Duane Denison, both unmarried people to Thomas Edward Davidson, unmarried, as recorded on the 19th day of October, 2012 in Instrument No. 20121019-0095919, 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 4710 B Illinois 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.

Witness my hand this 7th day of June, 2017

4710 ILLINOIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: WHITE PINES BUILDING GROUP, LLC, MANAGER

BY: _____

TYLER PENNINGTON, MANAGER OF WHITE PINES BUILDING GROUP, LLC

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 of 4710 Illinois, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of 4710 Illinois, 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, Manager of 4710 Illinois, LLC.

Witness my hand and official seal at Nashville, Tennessee this 7 day of June, 2017.

Commission expires:

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

_____
Notary Public