BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065341 DEEDWARR
Recvd: 07/31/17 11:08 2 pgs
Fees:13.00 Taxes:2719.50
20170731-0077279

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Ralph D. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2017

Ann B. Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
White Pines Building Group, LLC	White Pines Building Group, LLC	14502000600
(NAME)	(NAME)	
2317 Cuzen Street	2317 Cuzen 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, We, **Ralph D. Gregory and Joan C. Gregory, as husband and wife,** 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:

Being Lot No. 4 on the plan of Seven Hills, Section 9 of record in revised as of record in Book 3500, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ralph D. Gregory and Joan C. Gregory, husband and wife, by deed from Forrest H. King, Jr. and Emily B. King, husband and wife, dated 6/28/95, of record in Book 9724, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantees; all maters set out on the plan of record in Book 3500, page 51; and the Sanitary Sewers and/or Storm Drainage Agreement as set out in Book 4827, page 254, said Register's Office.
This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 1508 Tyne Boulevard, Nashville, TN 37215
(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.

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

Witness my/our hands this 26th day of July, 2017.

Ralph D. Gregory

Joan C. Gregory

State of Tennessee
County of Williamson

Personally appeared before me Ralph D. Gregory and Joan C. Gregory, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2017.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2017-020