BOX 10-A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23923	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF OCTOBER, 2017. Notary Public MY COMMISSION EXPIRES: 11/5/19 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 14377 **DEEDWARR**
10/17/2017 11:11:31 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171017-0106283

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Pines Building Group, LLC	New Owner	
2317 Cruzen Street		11707007700
Nashville, TN 37211		
(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, I, **Marion Elizabeth Adams Greenlee, married,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **White Pines Building Group, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 parts of Lots Nos. 224 and 225 on the Plan of Noel's Subdivision of Watkins Grove of record in Plan Book 547, Page 156, Register's Office for said county.

Beginning on the easterly margin of Golf Club Lane formerly Boensch Street at the southwest corner of the Wallace H. Faulk Jr. property of record in Deed Book 4301, Page 446, said Register's Office; thence with the said Faulk's southern boundary line northeasterly 206.1 feet; thence southerly 200 feet; thence westerly 200 feet to the easterly margin of Golf Club Lane; thence with the same northerly 150 feet to the beginning.

Being the same property conveyed to Marion Woodard Fort, an undivided one-half interest and James M. Adams and wife Betty W. Adams as tenant by the entirety, an undivided one-half interest by Warranty deed from Burtis Morrow Herron, Mrs. Earnestine Herron Roberts, Mrs. Mary Leslie Herron Yates of record in Book 4802, page 490, Register's Office for Davidson County, Tennessee, dated March 22, 1974 and recorded on April 3, 1974. Said Marion Woodard Fort died 2/24/1980 leaving as sole heirs Thomas Woodard and Betty Woodard Adams. See Affidavit of Heirship in 20120913-0083174. Said Betty Woodard Adams a/k/a Betty W. Adams died 7/19/1992 with her interest passing to her husband.

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

Being the same property conveyed to James M. Adams by Quitclaim deed from Thomas Woodard of record in Instrument No. 20120913-0083175 Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on September 13, 2012.

Further being the same property conveyed to James M. Adams by Quitclaim deed from James M. Adams, Executor of the Estate of Betty Woodard Adams of record in Instrument No. 20120913-0083176 Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on September 13, 2012.

James M. Adams a/k/a James Matthews Adams died 6/22/2014, his estate having been probated in Docket No. 14P1177, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee. His Last Will and Testament devised said property to Marion Elizabeth Adams Greenlee.

David Greenlee joins in the execution of this instrument to convey any interest he might have as spouse of Grantor to Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3416 Golf Club Lane, Nashville, TN 37215.**

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 our hands this the 13th day of October, 2017.

Marion Elizabeth Adams Greenlee

Marion Elizabeth Adams Greenlee

David Greenlee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marion Elizabeth Adams Greenlee and David Greenlee** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of October, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE