BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00 Affiant Subscribed and sworn to before me, this 20th day of October, 2017 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
White Pines Building Group LLC 2317 Cruzen Street Nashville, TN 37211	NEW OWNER	133-01-0172.00 & 173.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Peggy Grimes, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto White Pines Building Group, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Radnor Terrace Subdivision of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

And

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Radnor Terrace Subdivision of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walker Grimes, Jr. and wife, Peggy Grimes, (Affects: Tract 1) by Warranty Deed from Roger W. Dixon and wife, Sandra Gail Dixon and Albert Don Taylor and wife, Joanne W. Taylor of record in Book 7154, page 473, Register's Office for Davidson County, Tennessee.

Being also known as 422 McClellan Avenue, Nashville, Tennessee 37211

AND

Being the same property conveyed to Walker Grimes, and wife, Peggy Grimes by Warranty Deed from Roger W. Dixon and wife, Sandra G. Dixon and Albert Don Taylor and wife, Joanne M. Taylor of record in Book 7226, page 677, Register's Office for Davidson County, Tennessee.

Walker Grimes, aka Walker Grimes, Jr., died on July 16, 2013, leaving his wife, Peggy Grimes, as the surviving tenant by the entirety.

Being also known as 424 McClellan Avenue Nashville, Tennessee 37211

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 422 and 424 McClellan Avenue, Nashville, Tennessee 37211

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

Bill Garrett Davidson County
Batch# 16376 **DEEDWARR**
10/23/2017 09:25:46 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171023-0108073

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 hand(s) this 20th day of October, 2017.

Peggy Grimes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peggy Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of October, 2017.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE