WARRANTY DEED

Bill Garrett Davidson County
Batch# 66083 DEEDWARR
03/07/2018 09:56:12 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180307-0021418

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020

(AFFIX SEAL)

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
Garry Batson and Lizbeth Batson	New Owner	
(NAME) 5150 Remington Drive	(NAME)	091062A00100CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **WHITE PINES HOLDING COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRY BATSON AND LIZBETH BATSON, HUSBAND AND WIFE,** 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 Unit A of Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160527-0053620, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pennsylvania at 55th Avenue N. Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in instrument No. 20160527-0053620, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company to White Pines Holding Company, LLC, a Tennessee limited liability company as recorded on the 11th day of December, 2017 in Instrument No. 20171211-0125724; part of Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company to White Pines Holding Company, LLC, a Tennessee limited liability company as recorded on the 23rd day of August, 2017 in Instrument No. 20170823-0086759; part of Warranty Deed from William Buttrey and wife, Lois Buttrey to White Pines Building Group, LLC as recorded on the 27th day of May, 2016 in Instrument No. 20160527-0053619 and part of Warranty Deed from Trustees of Pennsylvania Avenue Church of Christ, Authorization of James L. Baker to execute given by Minutes of Meeting dated September 30, 1992 to William Thomas Buttrey and wife, Lois Jean Buttrey as recorded on the 21st day of October, 1992 in Deed Book 8763, Page 628, 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 5410 Pennsylvania 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 5 day of March, 2018

WHITE PINES HOLDING COMPANY, LLC

BY: _____

CORY PARKINSON, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Cory parkinson, 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 Holding Company, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal at Nashville, Tennessee this 5 day of March, 2018.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Commission expires: _____ Notary Public