(2)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114696

Bill Garrett Davidson County
Batch# 72588 **DEEDWARR**
03/23/2018 10:35:43 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180323-0027456

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2018.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
White Pines Building Group LLC 2317 Cruzen Street Nashville, TN 37211	New Owner	Tax Parcel ID No. 118-14-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lacy Ann Hartselle, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **White Pines Building Group, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 70 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, 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 by Quitclaim Deed from Kyle Scott Erickson to Lacy Ann Hartselle, as recorded on the 19th day of January, 2018 in Instrument No. 20180119-0005889; Warranty Deed from Thomas M. Sharp and Emily P. Sharp, husband and wife to Kyle Erickson and wife, Lacy Hartselle-Erickson, as recorded on the 25th day of April, 2016 in Instrument No. 20160425-0039601 and Warranty Deed from Melissa K. James, unmarried to Thomas M. Sharp and Emily P. Sharp, husband and wife, as recorded on the 15th day of May, 2013 in Instrument No. 20130515-0049082, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

BOX 10-A

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

This is improved property located at 3503 GENERAL HOOD TRAIL Nashville TN 37204-3814

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2018.

Lacy Ann Hartselle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lacy Ann Hartselle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2018.

Notary Public

My Commission Expires: _____

