# WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF March, 2018.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(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 |
|---|---|---|
| Angela Justice | Farmington Mortgage | |
| (NAME) 1002 B Grandview Dr. | (NAME) 2002 Richard Jones Rd, Ste 300A | 118131G00200CO |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) Nashville, TN 37215 | |
| (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 BUILDING GROUP, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA JUSTICE, AN UNMARRIED WOMAN,** 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 Unit B of the Homes at 1002 Grandview Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1002 Grandview Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170418-0037660, 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 Homes at 1002 Grandview Drive, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20170418-0037660, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being a portion of the same property conveyed by Warranty Deed from Lori C. Buckner to White Pines Building Group, LLC, as recorded on the 2nd day of June, 2017 in Instrument No. 20170602-0054819; part of Quitclaim Deed from JABB Enterprises LLC to Lori C. Buckner, as recorded on the 21st day of February, 2012 in Instrument No. 20120221-0014532 and part of Quitclaim Deed from Henry Bruce Buckner V. to JABB Enterprises, LLC, as recorded on the 17th day of February, 2006 in Instrument No. 20060217-0019119, 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.**

Bill Garrett Davidson County
Batch# 75894 DEEDWARR
04/03/2018 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20180403-0031081

unimproved
This is improved x property, known as 1002 B Grandview Dr., Nashville, TN 37204

(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 30 day of March, 2018.

WHITE PINES BUILDING GROUP, LLC

BY: _____

CLAY KUNZE, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Clay Kunze, 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 Building Group, 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 30 day of March, 2018.

Commission expires:

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

_____
Notary Public

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

201803070021541

201804030031081