THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 448,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2018. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Pines Building Group, LLC	owner	MAP 117-12-0-
2317 Cruzen Street		PARCEL 031.00
Nashville, TN 37204		
(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, **BCE Properties, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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 part of the O. F. Noel Estate and the Southerly 10 feet of Lot No. 31 on the plan of Galecrest No. 2, Block "G", of record in Book 1424, page 19, said Register's Office and more fully described according to a February 1, 1979; survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100 as follows:

Beginning at a point on the Northerly margin of Clifton Avenue located Westwardly 315.0 feet from the Westerly margin of 12th Avenue South (Granny White Pike) and at the Southwesterly corner of the property described in Book 4485, page 310, said Register's Office; thence, with said margin of Clifton Avenue, Westwardly 110.0 feet to a point; thence, with the Easterly line of the property described in Book 2401, page 437, said Register's Office, Northwardly 115.0 feet to a point in the Southerly line of Lot No. 32 of the above said subdivision; thence, with said line Eastwardly 46.6 feet to a point at the common rear corner of Lots Nos. 32 and 31; thence, with the line between said lots, Northwardly 10.0 feet; thence, crossing Lot. No. 31, Eastwardly 70.1 feet to a point in the line between Lots Nos. 31 and 30; thence, with said line, Southwardly 10.0 feet to a point at the common rear corner of said lots; thence, with the Southerly line of Lot No. 31, Westwardly 5.6 feet to a point; thence, with the Westerly line of the property described in Book 4485, page 310, said Register's Office, Southwardly 136.9 feet to the point of beginning.

Being a portion of the same property conveyed to BCE Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Catherine H. Phillips a/k/a Cathy Phillips and Orley M. Hood, Jr of record in Instrument No. 20101109-0089738 Register's Office for Davidson County, Tennessee, dated November 02, 2010 and recorded on November 09, 2010..

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) all matters shown on the Plan of record in Plat Book 1424, Page 19; (3) a 20 foot Permanent Easement and a 10-foot Temporary Construction Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3932, Page 214; (4) Restrictions of record in Book 10732, Page 686; (5) All visible easements; 6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1204 Clifton; Nashville, TN 37215.**

Bill Garrett Davidson County
Batch# 88064 **DEEDWARR**
05/03/2018 04:16:06 PM 2 pgs
Fees: $13.00 Taxes: $1,657.60

20180503-0042495

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
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 GRANTES, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 the 26th day of April, 2018.

BCE Properties, LLC

BY: Mary Ann Hood, Member
Mary Ann Hood, Member

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Before me, a Notary Public in and for said State and County, personally appeared Mary Ann Hood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Member of the maker, **BCE Properties, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 26th day of April, 2018.

My Commission expires Jan 8, 2021

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 92013 KATHERINE GRAY Commission Expires Jan. 8, 2021 RANKIN COUNTY

Katherine Gray
Notary Public

(14)