WARRANTY DEED

BOX 10-A

Bill Garrett Davidson County
Batch# 129770 DEEDWARR
08/16/2018 11:05:36 AM 2 pgs
Fees: $13.00 Taxes: $1,716.19

20180816-0081263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,836.00

Kaylee Cerminara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF Aug., 2018.

Notary Public

MY COMMISSION EXPIRES:

(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
Kaylee Cerminara (NAME)	Guild Mortgage (NAME)	
1302 61st Ave. N (ADDRESS)	5898 Copley Dr. (ADDRESS)	091-02-2L- 002.00 CO
Nashville,, TN 37209 (CITY) (STATE) (ZIP)	San Diego, CA 92111 (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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY JAY CERMINARA, UNMARRIED AND KAYLEE CERMINARA, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 2 of HOMES AT LOUISIANA AND 61ST AVENUE, 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 LOUISIANA AND 61ST AVENUE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170619-0061398, 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 LOUISIANA AND 61ST AVENUE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170619-0061398, 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 Warranty Deed from Carl T. Craft and Wife, Naomi Craft to Anthony Fulton and Wife, Linda Fulton, as recorded on the 2nd day of July, 1993 in Deed Book 9003, Page 792, in the Register's Office of Davidson County, Tennessee.

Being part of Quitclaim Deed from Anthony Fulton to Linda Fulton, as recorded on the 18th day of April, 1996 in Deed Book 10019, Page 886, said Register's Office.

Being part of the same property conveyed by Warranty Deed from Linda Charline Fulton NKA Linda C. Evans to White Pines Building Group, LLC, a Tennessee Limited Liability Company, as recorded on the 22nd day of December, 2016 in Instrument No. 20161222-0134657, said Register's Office.

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

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 1302 61st Ave. N, 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 15th day of August, 2018

WHITE PINES BUILDING GROUP, LLC

BY:

TYLER PENNINGTON, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, 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, Manager and that he as such Manager of White Pines Building Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC.

Witness my hand and official seal at Nashville, Tennessee this 15 day of August, 2018.

Commission expires:

Notary Public