BOX 10-A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-25194	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 2018 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 149448 **DEEDWARR**
10/05/2018 11:23:58 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20181005-0099083

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
White Pines Building Group, LLC	White Pines Building Group, LLC	MAP
2317 Cruzen St.	2317 Cruzen St.	PARCEL 11710010300
Nashville, TN 37211	Nashville, TN 37211	
(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, **Walter N. Wallace, Jr., Executor of Estate of Margaret Wallace**

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 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 Lot No. 9 on the Plan of Woodmont Estates, Section No. 2 of record in Plat Book 1130, Page 99, 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 to Walter N. Wallace and wife, Margaret Scales Wallace by Warranty Deed from Third National Bank in Nashville, Trustee under the Will of G. A. Puryear, Sr., recorded on the 15th day of December, 1949 in Deed Book 1782, Page 12 and Probate Docket No. 18P1306, in the Register's Office of Davidson County, Tennessee. Walter N. Wallace aka Walter Nunnelly Wallace, Sr. died on August 1, 2004 leaving Margaret Scales Wallace as sole surviving Tenant by the Entirety. Margaret Scales Wallace died on July 13, 2018 leaving a Last Will and Testament that was probated under Docket No. 18P1306 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Walter N. Wallace, Jr. was appointed to serve as Executor of the Estate under Article IV, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103 with power to sell the same pursuant to Article V of said Will.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3814 Cross Creek Road, Nashville, TN 37215.**

RETURN TO:
BANKERS TITLE & ESCROW, LLC
3310 WEST END AVENUE, 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 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(s) this the 4th day of October, 2018.

Estate of Margaret Wallace

By: Executor
Walter N. Wallace, Jr., Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter N. Wallace, Jr., Executor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of October, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE