**BOX 10-A**

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>P18-8795-PH.K<br>Karen Y Johnson Davidson County<br>Batch# 173107 **DEEDWARR**<br>12/12/2018 10:30:46 AM 2 pgs<br>Fees: $13.00 Taxes: $1,443.00<br>20181212-0120911 | COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December 2018<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL)<br>TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021 |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| White Pine Building Group, LLC | | |
| 2317 Cruzen Street | New Owner | PARCEL 117-16-0-053.00 |
| 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, **Elyon H. Davis, Jr. and Ginny Lynn Davis, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **White Pine 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 part of Lot No. 47 on the unrecorded map shown as Glen Echo, and being part of Lot No. 47 of Block "M", on the Map of Maplehurst, of record in Book 843, pages 22 and 23, said Register's Office.

Said lot fronts 63.3 feet on the Westerly side of Granny White Pike and runs back 213 feet on the Southerly line and 230.3 feet on the Northerly line to a line in the rear which measures 65.4 feet thereon.

Being the same property conveyed to Elyon H. Davis, Jr. and Ginny Lynn Davis, husband and wife by Quitclaim deed from Elyon H. Davis, Jr. of record in Instrument No. 20150925-0097777 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 25, 2015.

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.

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

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3731 Granny White Pike, Nashville, TN 37204.**

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 our hands this the 6 day of December, 2018.

Elyon H. Davis, Jr.

Ginny Lynn Davis

STATE OF Kentucky
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elyon H. Davis, Jr.** 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 6 day of December, 2018.

My Commission expires: 5/20/20

Notary Public

KARA R. HUDNALL NOTARY PUBLIC STATE AT LARGE, KENTUCKY

STATE OF Kentucky
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ginny Lynn Davis** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6 day of December, 2018.

My Commission expires: 5/20/20

Notary Public

KARA R. HUDNALL NOTARY PUBLIC STATE AT LARGE, KENTUCKY