THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119104

Karen Johnson Davidson County
Batch# 228723 **DEEDWARR**
05/10/2019 03:07:34 PM 2 pgs
Fees: $13.00 Taxes: $1,842.60

20190510-0044303

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $498,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2019.

Carmen Coats
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
White Pines Building Group, LLC. 2317 Cruzen St. Nashville, TN 37211	New Owner	Tax Parcel ID No. 118-10-0-138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George B. Jackson, Jr. and Kelsey W. Jackson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **White Pines Building Group, LLC.**, a Tennessee limited liability company ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 79 on the Plan of Pleasant Valley, as shown by plat of record in Plat Book 1424, Page 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 79, which is a corner lot, fronts 110.5 feet on the Easterly margin of Springbrook Drive and fronts 160.72 feet on the Northerly margin of Woodmont Boulevard, said frontages being joined by a curve having a length of 43.28 feet, and extends back 105.6 feet on the Easterly line and 168.00 feet on the Northerly line to a point of intersection.

Being the same property conveyed to George B. Jackson, Jr. and wife Kelsey W. Jackson by Warranty Deed from Tracey Farris and Brian Farris, recorded on the 25th day of November, 2003 in Instrument No. 20031125-0171158, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLEASANT VALLEY, as recorded in Plat Book 1424, Page(s) 63.

This is improved property located at 3424 Springbrook Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2019.

George B. Jackson, Jr.

Kelsey W. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George B. Jackson, Jr. and Kelsey W. Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2019.

Notary Public

My Commission Expires: _____

