BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 233183 **DEEDWARR**
05/22/2019 10:52:33 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20190522-0048433

A-RA-19-002203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
White Pines Building Group, LLC a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**131-02-0-038.00**
2317 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY E. THOMAS, EXECUTRIX OF THE ESTATE OF NANCY E. RUSH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITE PINES BUILDING GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 on the Plan of B. N. Stammer Subdivision of record in Book 1424, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 12 fronts 100 feet on the South side of Hobbs Road and runs back between lines 239.53 feet on the West line and 239.8 feet on the East line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed by Warranty Deed from Joseph B. Dungy and wife, Dolores W. Dungry to Alger E. Rush and wife, Mary E. Rush as recorded on the 9th day of November, 1955 in Deed Book 2482, Page 247, in the Register's Office of Davidson County, Tennessee. Alger E. Rush predeceased Mary E. Rush, leaving Alger E. Rushas sole surviving Tenant by the Entirety. Mary E. Rush died on December 11, 2003. Jane R. Thomas and Nancy E. Rush are the devisees under the Will of Mary E. Rush probated under Docket No. 04P-306, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed by Quitclaim Deed from Jane R. Thomas, co-beneficiary of the Estate of Mary E. Rush, deceased to Nancy E. Rush as recorded on the 26th day of February, 2007 in Instrument No. 20070226-0023514, said Register's Office. Nancy E. Rush died on March 10, 2019 leaving a Last Will and Testament that was probated under Docket No. 19P-362, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Mary Jane R. Thomas was appointed to serve as Executor of the Estate, and the real property, which includes the subject property, is being conveyed under an Executory Contract signed by Nancy E. Rush prior to her death. Mary Janes R. Thomas declined to serve and Mary E. Thomas was appointed Executrix.

Mary Jane R. Thomas, devisee in the Last Will and Testament as admitted to Probate Division, Davidson County under Docket No. 19P632 joins in this conveyance to convey any interest she may have in the subject property.

Durable Power of Attorney of record in Instrument number 20190514-0045351.

**For the purpose of this conveyance the subject property was not the Grantor's Primary Marital residence.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1424, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2203 Hobbs Road, Nashville, Tennessee 37215**.

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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 21 DAY OF MAY, 2019.

Estate of Nancy E. Rush

BY: _____
Mary E. Thomas
Executrix

_____
Mary Jane R. Thomas by Alfred E. Thomas as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ~~JANE~~ E. ~~R.~~ THOMAS, EXECUTRIX of the ESTATE OF NANCY E. RUSH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFRED E. THOMAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY JANE R. THOMAS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY JANE R. THOMAS.

Witness my hand and official seal, this the 16th of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212