BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 307365 DEEDWARR
10/29/2019 09:22:07 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20191029-0110655

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 25 DAY OF October, 2019

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 5, 2019

(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
White Pines Building Group, LLC	New Owner	
(NAME)	(NAME)	
2317 Cruzen St.		161-05-0-022.00
(ADDRESS)	(ADDRESS)	
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, **JANET T. BELL, MARRIED**, 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. 73 on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler to James Roy Dobbs and wife, Ruth Bash Dobbs as recorded on the 5th day of November, 1965 in Deed Book 3955, Page 153, in the Register's Office of Davidson County, Tennessee. James Roy Dobbs to Ruth Bernice Dobbs have since divorced, pursuant to Final Divorce Decree of record in Book 6504, page 148, said Register's Office.

Being the same property conveyed by Quitclaim Deed from James Roy Dobbs to Ruth Bernice Dobbs as recorded on the 1st day of November, 1984 in Deed Book 6417, Page 460, said Register's Office. Ruth Bernice Dobbs died intestate on December 18, 1989. Janet T. Bell is the sole Heir at Law pursuant to an Affidavit of Heirship of record in Deed Book 8097, Page 793, said Register's Office.

Jerry Taylor joins in to convey any marital interest he may have.

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.

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

unimproved
This is improved x property, known as 505 Woodhurst Drive, Nashville, TN 37220
(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 24th day of October, 2019

Janet Bell-Taylor
JANET BELL-TAYLOR

Jerry Taylor
JERRY TAYLOR

STATE OF Florida
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Bell-Taylor and Jerry Taylor, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2019.

Commission expires: 10-28-2022

Katherine Hipple
Notary Public

KATHERINE HIPPLE
MY COMMISSION # GG 271542
EXPIRES: October 28, 2022