(1)

This instrument prepared by:
Momentum Title, LLC
313 East Main Street
Hendersonville, TN 37075
File Number: 6-19-5892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $316,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2020.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 348383 DEEDWARR
01/24/2020 02:06:01 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20

20200124-0008970

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
White Pines Building Group 2317 Cruzen St Nashville, TN 37211	Same as owner	083-08-0-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin G. McGurk, unmarried and Patricia A. McGurk, unmarried,** hereinafter called the Grantor(s), 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 Grantee(s), his/her/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. 63 on the Plan of Rosewood Heights, Section II, of record in Book 2133, Page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 120 feet on the East side of Preston Drive and runs back between lines, 327 feet on the Northerly line and 189.1 feet on the Southerly line to a dead line in the rear which is a broken line on which it measures 230 feet.

Being the same property conveyed to Kevin G. McGurk and wife, Patricia A. McGurk, by Warranty Deed from Elmer Sawyer, Jr. and wife, Gayle L. Sawyer, dated January 31, 2001, recorded February 01, 2001, of record in Instrument No. 20010201-0010118, Register's Office of Davidson County, Tennessee. The said Kevin G. McGurk and Patricia A. McGurk having since divorced pursuant to that certain Final Decree of Divorce dated December 4, 2019, Docket No. 19D1641, Third Circuit Court of Davidson County, Tennessee at Nashville.

This is improved property located at: **1009 Preston Drive, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 22nd day of January, 2020.

GRANTOR:

Kevin G. McGurk

Patricia A. McGurk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin McGurk, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of January, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

STATE OF ARIZONA

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia A. McGurk, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of January, 2020.

Notary Public
My Commission expires: _____

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. Whenever used, the singular number 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 22nd day of January, 2020.

GRANTOR:

Kevin G. McGurk

Patricia A. McGurk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin McGurk, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of January, 2020.

Notary Public
My Commission expires: _____

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia A. McGurk, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of January, 2020.

Notary Public
My Commission expires: 11/27/2022

ROSALBA RAMIREZ NOTARY PUBLIC MARICOPA CO., AZ COMM. EXP. 11-27-2022 COMM. NO. 556475