(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 353452 DEEDWARR
02/05/2020 08:34:20 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20200205-0013209

R-VRES-19-955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st ~~JANUARY~~ 4th February DAY OF 2020.

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	White Pines Building Group	
(NAME)	(NAME)	
955 Caldwell Lane	2317 Cruzen St.	**118-13-0-100.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, **BARBARA LASZEWSKI GARNER AND RICHARD IAN GARNER, HUSBAND AND WIFE,** 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. 8 on the Plan of Section Two, Leawell of record in Plat Book 2083, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Laszewski Garner and husband, Richard Ian Garner by Warranty deed from Linda G. Bateman and husband, George Bateman of record in Instrument No. 20000321-0028818 Register's Office for Davidson County, Tennessee, dated March 17, 2000 and recorded on March 21, 2000.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2083, Page 56, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2195, Page 257, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20200121-0007439, 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: **955 Caldwell Lane, Nashville, Tennessee 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 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 31st DAY OF JANUARY, 2020.

Barbara Laszewski Garner by Laura Mitchell, Attny-in-fact
Barbara Laszewski Garner by Laura Mitchell as Attorney in Fact
Specific Power of Attorney of record at Inst No 20200107 0001761, Register's Office for Davidson County, Tennessee

Richard Ian Garner by Laura Mitchell, Attny-in-fact
Richard Ian Garner by Laura Mitchell as Attorney in Fact
Specific Power of Attorney of record at Inst No 20200107 0001760, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 BARBARA LASZEWSKI GARNER AND RICHARD IAN GARNER, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA LASZEWSKI GARNER AND RICHARD IAN GARNER.

Witness my hand and official seal, this the 31st of January, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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