(2)

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35421-04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $589,000.00. Affiant Subscribed and sworn to before me this 20th day of April, 2020. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: White Pines Building Group, LLC 2317 Cruzen St. Nashville, TN 37211	Send Tax Bills To: White Pines Building Group, LLC 2317 Cruzen St. Nashville, TN 37211	Tax Information: Map and Parcel No.: 117 02 0 003 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, Guardianship and Trusts Corporation, a Tennessee nonprofit corporation, as Conservator for William A. Shutt, III ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to White Pines Building Group, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2903 Compton Avenue, Nashville, TN 37215.

By virtue of the Order attached hereto as Exhibit "B" approving the waiver of the homestead exemption of Edith Shutt, wife of William A. Shutt, III, and by virtue of the accompanying Waiver of Homestead Exemption executed on behalf of the Conservator of Edith Shutt of record in Instrument No. 20200422-0042212, the homestead exemption of the said Edith Shutt is hereby waived.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 389650 DEEDWARR
04/22/2020 11:08:48 AM 5 pgs
Fees: $28.00 Taxes: $2,179.30

20200422-0042213

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of April, 2020.

Guardianship and Trusts Corporation, a Tennessee nonprofit corporation, as Conservator for William A. Shutt, III

BY: David Spragens, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Spragens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Representative of Guardianship and Trusts Corporation, a Tennessee nonprofit corporation, the Conservator for William A. Shutt, III , the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of April, 2020.

Notary Public

My Commission Expires:

10-7-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12, Block 1, on the Map of the Stoke's Tract, of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 12 fronts 95 feet on the easterly side of Compton Road and runs back between lines, 220 feet on the northerly line and 222 feet on the southerly line to the westerly line of Lot No. 9 on which it measures 95 feet.

Being the same property conveyed to W.A. Shutt, III, single, by deed dated June 4, 1968 from J.B. Mitchell and wife, Lavenia Mitchell of record in Book 4240, page 189, Register's Office for Davidson County, Tennessee. W.A. Shutt, III being one and the same as William A. Shutt, III. Guardianship and Trusts Corporation was appointed Conservator of William A. Shutt, III by Order filed July 20, 2018 in Docket No. 18P-1048, Seventh Circuit Court For Davidson County, Tennessee. Subject property was approved for sale by Corrected Order Approving Contract for Sale of Real Property filed April 3, 2020, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 117 02 0 003 00.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.

Copy

EFILED 04/16/20 04:45 PM CASE NO. 18P1049 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE (PROBATE DIVISION)

IN THE MATTER OF:	)	
	)	
CONSERVATORSHIP OF	)	
EDITH L. SHUTT	)	Docket No. 18P-1049

AGREED ORDER

By agreement of the parties as evidenced by the signatures of their counsel below, and upon review of the Conservator's Motion to Join in Contract for Sale of Real Property within the companion case of In Re: the Conservatorship of William A. Shutt III, Davidson County Probate No. 18P-1048, the Court finds that the relief requested should be GRANTED.

It is therefore ORDERED that the Conservator, Guardianship and Trusts Corporation, is authorized to designate a representative to execute a waiver of any homestead exemption that Edith L. Shutt may have concerning the real property located at 2903 Compton Road, Nashville, TN 37215 in association with the Purchase and Sale Agreement that this Court approved by an Order entered on April 3, 2020, in the companion case of In Re: Conservatorship of William A. Shutt III, Davidson County Probate No. 18P-1048, for the benefit of William A. Shutt III.

ENTER, this 15th day of April, 2020.

RANDY KENNEDY, JUDGE

Copy

EFILED 04/16/20 04:45 PM CASE NO. 18P1049 Richard R. Rooker, Clerk

APPROVED FOR ENTRY:

John R. Miles (BPR No. 013346)
Attorney at Law
208 Third Avenue North
Suite 300
Nashville, Tennessee 37201-1642
randy@jrmiles.com
(615) 242-2525

Kristen Vanderkooi by John w/ permission
Kristen Vanderkooi (BPR No. 033610)
Attorney at Law
714 Thompson Lane, Ste: 108-235 So.
Nashville, TN 37204
Kristen@vanderkooilaw.com
Attorney ad Litem for Edith L. Shutt
(615) 953-3728

CERTIFICATE OF SERVICE

I hereby certify that true and correct copy of the foregoing has been forwarded by first class mail, postage prepaid, by facsimile, or by hand-delivery to the following on this the 9th day of April, 2020.

Kristen Vanderkooi, Esq.
714 Thompson Lane, Ste: 108-235 So.
Nashville, TN 37204
Kristen@vanderkooilaw.com
Attorney at Litem for Edith L. Shutt

Guardianship & Trusts Corp.
95 White Bridge Road, Ste. 330
Nashville, TN 37205
Conservator for Edith L. Shutt and William A. Shutt, III

John R. Miles