Karen Johnson Davidson County
Batch# 402599 DEEDWARR
05/19/2020 11:47:49 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20200519-0051846

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to me on May 15, 2020.

Notary Public

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(315) 794-0807
Contact: Leigh Anne Sailors
File #24479.2020

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
White Pines Building Group, LLC 2317 Cruzen Street Nashville, TN 37211	Same	160 00 0 035.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Marcia A. Ingham as to a one-half (1/2) undivided interest and Sharon Coggin as to the remaining one-half (1/2) undivided interest, (hereinafter called "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 "Grantee"), its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 12 on the Map of the D. C. Kelley's Subdivision at Brentwood, as of record in Book 421, page 13, Register's Office for said County, and being further shown as a part of said lot on the Plan of record in Book 547, Page 106, said Register's Office and described as follows:

BEGINNING at an iron pin in the east margin of Franklin Pike Circle at the southwest corner of the property that was conveyed to Lawrence Glover and wife, by deed of record in Book 3255, Page 81, Register's Office; thence with their south line, south 86° 42' east 389 feet to a point in the original line between Lots Nos. 11 and 12 of said Kelley Subdivision, being in the west line of the property conveyed to H.A. Bartlett and wife, by deed of record in Book 3499, page 161, said Register's Office; thence with Bartlett's west line, south 1° east 625.5 feet to an iron pin in the north margin of Kelley Road; thence with the margin of the same, north 89° 37' west 298 feet to an iron pin approximately 1/ 10 of a mile east of Franklin Pike Circle; thence north 11° 13' east 290 feet 5 inches to an iron pin; thence north 71° 21' west 339 feet to an iron pin in the easterly margin of Franklin Pike Circle; thence along the margin of said Circle, having a chord bearing of north 32° 33' east, around a slight curve, 303 feet to the point of beginning, containing 5.44 acres more or less.

Being the same property conveyed to Michael J. St. Charles and wife, Sarah D. St. Charles, by Warranty Deed from Van L. Guthrie and Robert O. Brock and wife, Evelyn Guthrie Brock, of record in Book 3848, Page 911,in the Register's Office of Davidson County, Tennessee, dated January 07, 1965 and recorded on January 09, 1965.

Further, being the same property conveyed to Sarah D. St. Charles, by Quit Claim Deed from Michael J. St. Charles, of record in Instrument No. 20010524-0054380, in the Register's Office of Davidson County, Tennessee, dated May 14, 2001 and recorded on May 24, 2001. Sarah D. St. Charles died on May 9, 2017. Marcia A. Ingham and Sharon Coggin are the devisees, as to a one-half (1/2) undivided interest each under the Will of Sarah D. St. Charles probated under Docket No. 17P1207, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Marcia A. Ingham and Sharon Coggin, as Co-Executors of the Estate of Sarah D. St. Charles conveyed said property to Marcia A. Ingham and Sharon Coggin, by Co-Executor's Quit Claim Deed of record in Instrument No. 20170811-0082742, in the Register's Office of Davidson County, Tennessee, dated August 09, 2017 and recorded on August 11, 2017. Michael J. St. Charles predeceased Sarah D. St. Charles on April 01, 2010. Sarah D. St. Charles died May 02, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee when they become due and payable.
2. Subject to an easement to the Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage of record in Book 8389, Page 626, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 421, Page 13

and Plat Book 547, Page 106, said Register's Office.

This property is known as improved property located at 5458 Franklin Pike Circle, Brentwood, Tennessee 37027 and is also known as 5510 Kelly Road, Brentwood, Tennessee 37027.

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, its successors and/or assigns, forever, and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or 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.

Executed on this 15th day of May, 2020.

X Marcia A. Ingham
Marcia A. Ingham

X Sharon Coggin
Sharon Coggin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Marcia A. Ingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on May 15, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-23

THOMAS N JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Sharon Coggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on May 15, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-23

