BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 430362 **DEEDWARR**
07/06/2020 09:54:11 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20200706-0072199

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 700,000.00.

Affiant

Subscribed and sworn to me on July 1st, 2020.

NOTARY PUBLIC

My Commission Expires: 9/2/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33593

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
White Pines Building Group, LLC, A Tennessee Limited Liability Company 2317 Cruzen Street Nashville, TN 37211	SAME AS NEW OWNER	132-9-033-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James L. Bills and wife, Audrey H. Kuntz, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto White Pines Building Group, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 200 feet of Lot No. 4 on the map showing subdivision of certain lot in Oak Hill Subdivision, No. 1, as of record in Book 547, page 52, Register's Office for said County.

Said part of Lot No. 4 fronts 117.5 feet on the southerly side of Glendale Park Avenue and runs back with the westerly margin of Soper Avenue 200 feet to a dead line, on which it measures 117.97 feet.

Being the same property conveyed to James L. Bills and wife, Audrey K. Kuntz, by Warranty Deed from H. Lynn Greer, Jr., and William Houston Greer, dated August 16, 1995 and recorded August 17, 1995, of record in Book 9765, page 693 and re-recorded in Book 9951, page 520, Register's Office for Davidson County, Tennessee. The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Sanitary Sewer and/or Storm Drainage Easement of record in 4246, page 211, Register's Office for said County.

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

This property is also known as improved property located at 931 Glendale Lane, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 1st day of July, 2020.

James L. Bills

Audrey H. Kuntz

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 1st, 2020, before me personally appeared James L. Bills and Audrey H. Kuntz to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 1st, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

