THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34369-1 / Box #14

Karen Johnson Davidson County
Batch# 604770 DEEDWARR
04/01/2021 09:48:30 AM 6 pgs
Fees: $33.00 Taxes: $2,220.00
20210401-0042939

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
White Pines Building Group, LLC ATTN: Tyler Pennington 2317 Cruzen Street Nashville, TN 37211	New Owner	118-09-0-129.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Herman William Hill, William Michael Hill and Briana Michelle Hill, being the sole heirs-at-law of Helen F. Hill a/k/a Helen Frances Hill, and Pamela Crosby** (hereinafter collectively referred to as the "**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 referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Frank A. Watts and wife, Hazel J. Watts by Deed dated January 21, 1970 from Charles D. Whorley and wife, Dorothy Whorley, of record in Book 4393, Page 15, Register's Office for Davidson County, Tennessee. Frank A. Watts died on May 11, 1988 and title to the property was vested in Hazel J. Watts as surviving tenant-by-the-entirety. The property was further conveyed to Helen F. Hill and Pamela Crosby, as tenants in common by Quitclaim Deed dated November 7, 2006 from Hazel J. Watts, of record in Instrument No. 20061113-0140749, said Register's Office. Helen F. Hill a/k/a Helen Frances Hill died intestate on February 19, 2009 and the interest which had been held by Helen F. Hill a/k/a Helen Frances Hill vested in Herman William Hill, William Michael Hill and Briana Michelle Hill as the sole heirs-at-law of Helen F. Hill a/k/a Helen Frances Hill, as affirmed by Affidavits of Heirship, of record in Instrument No. 202104010042935, Instrument No. 202104010042936, Instrument No. 202104010042937 and Instrument No. 202104010042938, said Register's Office.

THIS is improved property known as 2911 Snowden Road, 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 Grantee, its successors and assigns, forever; and Grantors 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 except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30 day of March, 2021.

Briana Michelle Hill

Pamela Crosby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Briana Michelle Hill, the within-named bargainor, 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, at office this 30 day of March, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela Crosby, the within-named bargainor, 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, at office this 30 day of March, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this
31 day of March, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

IN WITNESS WHEREOF, the Grantors have executed this instrument this 29 day of March, 2021.

Herman William Hill

Herman William Hill

STATE OF OK]
COUNTY OF Seminole]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herman William Hill, the within-named bargainor, 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, at office this 29th day of March, 2021.

SHIRLEY ESTHER MILLER
NOTARY PUBLIC
COMM# 19006846
SEMINOLE CO.
EXP 7-10-23

Notary Public
My Commission Expires: 7/10/2023

IN WITNESS WHEREOF, the Grantors have executed this instrument this 27 day of March, 2021.

William Michael Hill

STATE OF Nevada]
COUNTY OF Clark]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Michael Hill, the within-named bargainor, 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, at office this 27 day of March, 2021.

Marcia Durso
Notary Public
My Commission Expires: 01-22-23

MARCIA DURSO
Notary Public - State of Nevada
County of Clark
APPT. NO. 19-3725-01 AMENDED
My App. Expires Jan. 22, 2023

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 118-09-0-129.00. 2021 taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 974, Page 67, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instruments of record in Book 1066, Page 421; Book 1081, Page 666; and Book 1086, Page 573, said Register's Office. Said Restrictions are not applicable to portions thereof that have already expired.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

