BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 656756 **DEEDWARR**
06/15/2021 10:00:26 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20210615-0080294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/3/25

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph David Freedman	New Owner	
(NAME)	(NAME)	
3502 Ruland Place		117 05 0 198.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH DAVID FREEDMAN AND COURTNEY SAPIRE FREEDMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 32, 33 and 34 on the Plan of Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, Block "D", as of record in Plat Book 843, Page 102, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed from James Mark Naftel and wife, Margaret I. Naftel, of record in Instrument No. 20181025-0105668, in the Register's Office of Davidson County, Tennessee, dated October 23, 2018 and recorded October 25, 2018.

Being the same property conveyed to White Pines Building Group, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181025-0105669, in the Register's Office of Davidson County, Tennessee, dated October 23, 2018 and recorded October 25, 2018.

Being the same property conveyed to White Pines Building Group, LLC, by Quitclaim Deed from White Pines Building Group, LLC, of record in Instrument No. 20191104-0113018, in the Register's Office of Davidson County, Tennessee, dated November 01, 2019 and recorded December 11, 2019.

Being the same property conveyed to White Pines Building Group, LLC, by Quitclaim Deed from White Pines Building Group, LLC, of record in Instrument No. 20200110-0003494, in the Register's Office of Davidson County, Tennessee, dated January 08, 2020 and recorded January 10, 2020.

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

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3502 Ruland Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this 11 day of June, 2021

WHITE PINES BUILDING GROUP, LLC

BY:

TYLER PENNINGTON, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, and that he as such Manager for White Pines Building Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager for White Pines Building Group, LLC.

Witness my hand and official seal this 11 day of June, 2021.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Notary Public