BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736210

Karen Johnson Davidson County
Batch# 693431 **DEEDWARR**
08/09/2021 01:04:33 PM 2 pgs
Fees: $13.00 Taxes: $3,015.50

20210809-0107008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $815,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2021.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: My Commission Expires November 26, 2022

WARRANTY DEED

Address New Owner: White Pines Building Group, LLC 2317 Cruzen St Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-09-0-061.00

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, **Dwight A. Farris and Kella S. Farris, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **White Pines Building Group, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 132 feet of Lot No. 14 and the southerly 132 feet of the westerly 50 feet of Lot No. 15 on the Map of W. W. Wilkinson's Subdivision of Lots No. 32, 33-A and 33-B in the Oak Hill Subdivision No. 1 of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a point on the easterly margin of Lealand Avenue, formerly Glendale Park Road, 268 feet southerly from the southeast corner of said Lealand Avenue and Glendale Lane, said point being the northwest corner of Lot No. 13 conveyed to L. R. Barnes and wife; thence with the northern boundary line of said Barnes property, eastwardly 150 feet to a point; thence northwardly 132 feet to a point; thence westwardly 150 feet to the easterly margin of said Lealand Avenue; thence with the easterly margin of said Lealand Avenue southwardly 132 feet to the beginning.

Being the same property conveyed to DWIGHT A. FARRIS AND KELLA S. FARRIS, by deed from DAVID A. SCIORTINO AND WIFE, GERALDINE SCIORTINO AND DAVID A. SCIORTINO, JR. AND WIFE, CHRIS ANN SCIORTINO, of record in Instrument No. 20150731-0075690 , dated July 30, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 132-09-0-061.00.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, page 195, said Register's Office.

Matters shown on the Plan of record in Plat Book 843, page 82, said Register's Office.

This is improved property located at 4400 Lealand Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

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

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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2021.

Dwight A. Farris

Kella S. Farris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dwight A. Farris and Kella S. Farris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022