WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF Sept., 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

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
Scott L. Gregorich	Bond Mortgage, LLC.	
(NAME)	(NAME)	
716 B Estes Road	318 Seaboard Ln Ste 115	116 04 0U 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(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 **SCOTT L. GREGORICH,** 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 Unit B of Homes at 716 Estes Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 716 Estes Road, a Horizontal Property Regime with Private Elements, of record as instrument No. 20200603-0057184, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 716 Estes Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200603-0057184, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to White Pines Building Group LLC, a Tennessee limited liability company, by Warranty Deed from Anne K. Purdy, married, of record in Instrument No. 20200312-0027657, in the Register's Office of Davidson County, Tennessee, dated March 10, 2020 and recorded on March 12, 2020.

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 716 B Estes Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 714847 DEEDWARR
09/13/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $5,901.50
20210913-0122361

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 1st day of September, 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, Manager and that he as such Manager of 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 of White Pines Building Group, LLC.

Witness my hand and official seal this 1st day of September, 2021.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public

Certificate of Authenticity

I, Lisa Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2021.

Affiant Signature

September 3, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of September, 2021.

Notary's Signature
My Commission Expires: 12-13-2022

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal