Karen Johnson Davidson County
Batch# 749230 DEEDWARR
11/04/2021 11:12:31 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20211104-0147580

BOX 10-A

WARRANTY DEED

STATE OF Tennessee }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is **$485,000.00.**

Affiant

Subscribed and sworn to before me
This 29 day of October, 2021.

Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
White Pines Building Group **2317 Cruzen St.** **Nashville, TN 37211**	New Owner	118-13-0 055.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **416 Wilson Pike Circle, LLC, a Tennessee limited liability company** (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **White Pines Building Group, a Tennessee limited liability company** (The "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the final Plat of Folger, as of record in Book 6200, page 650, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 416 Wilson Pike Circle, LLC a Tennessee limited liability company from Ward Ashley Baker and wife, Jennifer Coxe Baker by Warranty Deed, of record in Instrument 20211015-0139093, said Register's Office for Davidson County, Tennessee.

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

This is improved property commonly known as 1000 Caldwell Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor has lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Executed on this 29th day of Oct, 2021.

416 Wilson Pike Circle, LLC, a Tennessee limited liability company

By: Ward Baker
Ward A. Baker, Member

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Ward A. Baker,** 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 **member of 416 Wilson Pike Circle, LLC, a Tennessee limited liability company**, and as such **member** acknowledged that he is authorized to execute the foregoing instrument on behalf of **416 Wilson Pike Circle, LLC, a Tennessee limited liability company,** the within named bargainor, **a limited liability company**, and that he as such **member**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the limited liability company as a member**.

Robert Graves
Notary Public

My Commission Expires: 03-06-24

WITNESS my hand and official seal on this 29th *day of* October, 2021.

