Karen Johnson Davidson County
Batch# 753259 DEEDWARR
11/12/2021 09:37:35 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20211112-0150649

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$735,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
White Pines Building Group LLC	**White Pines Building Group, LLC**	**115-11-0-086.00**
6211 Brownlee Drive	**2317 Cruzen St.**	
Nashville, TN 37205	**Nashville, TN 37211**	

FOR AND IN 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,

James C. Folger and wife, Jessica G. Speltz Folger

HEREINAFTER CALLED 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 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 Lot(s) 306, as shown on the map entitled the Plan of West Meade Farms, Inc., Section "L", of record in Book 2133, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES C. FOLGER AND WIFE, JESSICA G. SPELTZ FOLGER, by deed from MARGARET ANN WHITE GILLIAM, of record in Instrument No. 20010309-0022774, dated March 8, 2001, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6211 Brownlee Drive, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BOX 10-A

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

Witness my/our hand(s) this 3rd day of November, 2021.

James C. Folger

Jessica G. Speltz Folger

STATE OF ALABAMA
COUNTY OF Baldwin

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James C. Folger and wife, Jessica G. Speltz Folger**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of **November, 2021.**

Notary Public

My Commission Expires: 12-08-2024

JANET T. CHILDRESS NOTARY PUBLIC ALABAMA STATE AT LARGE COMMISSION EXPIRES: DEC. 08, 2024