BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 812889 **DEEDWARR**
03/01/2022 10:38:27 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220301-0022996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF February, 2022.

Notary Public
My Commission Expires 10/2/23

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Pines Building Group, LLC	New Owner	
(NAME) 2317 Cruzen St.	(NAME)	132 01 0 144.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **ALEXANDER SMYTHE AKA XAN SMYTHE, SUCCESSOR TRUSTEE, OF THE FOX TENNESSEE COMMUNITY PROPERTY TRUST DATED SEPTEMBER13, 2017**, 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 No. 23 on the Map of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 100 feet on the Easterly side of Outer Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Thaddeus Craig Fox and wife, Jean E. Fox, by Warranty Deed from Julian Byron Chadwick and wife, Betty Jean Chadwick, of record in Book 5015, Page 626, in the Register's Office for Davidson County, Tennessee, dated April 14, 1976 and recorded on April 15, 1976. Jean E. Fox is also known as Dorothy Jean Fox.

Being the same property conveyed to T. Craig Fox and Dorothy Jean Fox and their successors in trust, as Trustees of Fox Tennessee Community Property Trust dated September 13, 2017, by Quitclaim Deed from Thaddeus Craig Fox and wife, Jean E. Fox, of record in Instrument No. 20171003-0101055, in the Register's Office for Davidson County, Tennessee, dated September 13, 2017 and recorded on October 03, 2017. Dorothy Jean Fox died on September 5, 2021. T. Craig Fox is unable to serve. Alexander Smythe aka Xan Smythe is Successor Trustee.

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.

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

unimproved _
This is improved x property, known as 4040 Outer Dr., Nashville, TN 37204
(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 25th day of February, 2022.

THE FOX COMMUNITY PROPERTY TRUST, DATED SEPTEMBER 13,2017

BY: Alexander Smythe AKA Xan Smythe

ALEXANDER SMYTHE AKA XAN SMYTHE, SUCCESSOR TRUSTEE

STATE OF South Carolina
COUNTY OF Richland

Personally appeared before me, the undersigned notary public, Alexander Smythe aka Xan Smythe with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of Fox Tennessee Community Property Trust dated September13, 2017, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal this 25th day of February, 2022.

Commission expires: 01-31-2024

Ronnel Ramirez
Notary Public

RONNEL RAMIREZ NOTARY PUBLIC COM. EXP. 01-31-2024 SOUTH CAROLINA