WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Na

Karen Johnson Davidson County
Batch# 879286 DEEDWARR
06/28/2022 09:50:02 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20220628-0074066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
The 8GCO Revocable Living Trust dated July 21, 2014	NEW OWNER	
(NAME)	(NAME)	132 01 0 144.00
2209 Crestmoor Road, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST DATED JULY 21, 2014,** 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 Plat 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.

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.

Being the same property conveyed to White Pines Building Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Alexander Smythe Aka Xan Smythe, Successor Trustee of the Fox Tennessee Community Property Trust dated September 13, 2017, of record in Instrument No. 20220301-0022996, in the Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 1, 2022.

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 4040 Outer Drive, 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 24th day of June, 2022

WHITE PINES BUILDING GROUP, LLC

BY:

TYLER PENNINGTON, MANAGER

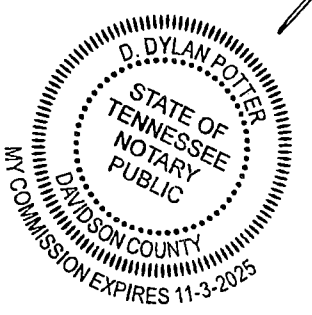
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, 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 Manager of White Pines Building Group, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 24th day of June, 2022.

Commission expires:



Notary Public