BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 979724 DEEDWARR
03/13/2023 10:24:04 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20230313-0017914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITE COUNTY OF WILLIAMSON

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

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)	(NAME)	146-04-0-080-00
2417 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **CPTP, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE PINES BUILDING GROUP, LLC**, 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. 18 on the Plan of Section Two, Elysian Meadows Addition, of record in Book 2663, Page 101, Register's Office for Davidson County, Tennessee. Said Lot No. 18 begins at a point in the West margin of Timberhill Drive between Lots 18 and 19, and extends thence with the line between said lots Westerly 171.4 feet to a point; thence South 1 degree 10' West 199.9 feet to a point in the Northerly margin of Briarwood Drive; thence with said margin of Briarwood Drive, Easterly 145.76 feet to a point, the beginning of a curve with a radius of 25 feet; thence around said curve, Northeasterly 39.26 feet to a point in the Easterly margin of Timberhill Drive; thence with said margin of Timberhill Drive, 170 feet to the point of beginning.

Being the same property conveyed to Charles W. Ignaczak and Gwen L. Nicholas, Husband and Wife, by Warranty Deed from Sylvia J. Hankosky, Unmarried, of record in Instrument No. 20181217-0122123, in the Register's Office of Davidson County, Tennessee, dated December 14, 2018, and recorded on December 17, 2018. Also see Scrivener's Affidavit of record in Instrument No. 20190102-0000491, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bam Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles W. Ignaczak and Gwen L. Nicholas, Husband and Wife, of record in Instrument No. 20230113-0002945, in the Register's Office of Davidson County, Tennessee, dated January 12, 2023, and recorded on January 13, 2023.

Being the same property conveyed to CPTP, LLC, a Tennessee Limited Liability Company by Warranty deed from Bam Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230113-0002946, in the Register's Office of Davidson County, Tennessee, dated January 09, 2023, and recorded on January 13, 2023.

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 4750 Briarwood Drive, Nashville, TN 37211-4312
(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 10th day of March, 2023

CPTP, LLC

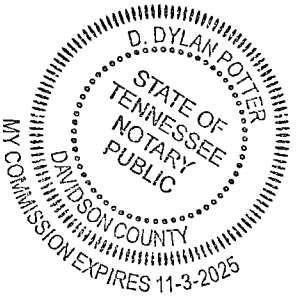
BY: _____
TYLER PENNINGTON, MEMBER

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 Member of CPTP, LLC, and that he as such Member of CPTP, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of CPTP, LLC.

Witness my hand and official seal this 10th day of March, 2023.

Commission expires:



_____
Notary Public