BOX 10-A

WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 1007457 DEEDWARR
05/25/2023 10 08 46 AM 2 pgs
Fees $13 00 Taxes $11,660 55

20230525-0039403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,151,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAWN MICHELE OSBORNE My Commission Expires 04-23-2025

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
712 Sills, LLC, a Tennessee Limited Liability Company	BankTennessee	
(NAME) 2317 Cruzen St	(NAME) 350 New Byhalia Rd	146 07 0 004 00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Collierville, TN 38017	
(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 **712 SILLS, 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. 4 on the Plan of Creighton Meadows of record in Plat Book 2854, Page 48, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to White Pines Building Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Richard L. Poplin and Jerrie Phyllis Poplin, husband and wife, of record in Instrument No. 20210803-0104037, in the Register's Office of Davidson County, Tennessee, dated August 02, 2021, and recorded on August 03, 2021.

Being the same property conveyed to Richard L. Poplin and wife, Jerrie Phyllis Poplin, by Warranty Deed from Bonnie Hartenbower, of record in Book 6406, Page 274, in the Register's Office of Davidson County, Tennessee, dated October 10, 1984 and recorded on October 18, 1984.

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 712 Sills Ct , Nashville, TN 37220
(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 23 day of May, 2023

WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY _____

KEVIN D MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of White Pines Building Group, LLC the within named bargainor, a limited liability company and that he as such an Authorized agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 23 day of May, 2023

Commission expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public