BOX 10-A

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035149 **DEEDWARR**
08/07/2023 09 35 56 AM 2 pgs
Fees $13 00 Taxes $4,204 45

20230807-0060770

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,136,329 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
White Pines Building Group, LLC	New Owner	
(NAME) 2317 Cruzen Street	(NAME) 2317 Cruzen Street	117-12-0K-001 00CO and 117-12-0K-002 00CO,
(ADDRESS) Nashville, TN 37211	(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, I/we, **Ryan Kocher and Brooke Kocher, husband and wife,** HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, 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 Units A and B on the Plan of Granny White Townhomes, a Horizontal property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument no. 20140724-0065939, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Yvonne Pritchett-Pate and husband, James Pate by Warranty Deed from Evelyn C. Kempson of record in Book 8914, Page 73 Register's Office for Davidson County , Tennessee, dated April 06, 1993 and recorded on April 12, 1993.

Being the same property conveyed to Ryan Kocher and Brooke Kocher, husband and wife, by Warranty Deed from Yvonne Pritchett Pate and husband, James Pate, of record as Instrument Number 20220120-0007752, dated December 20, 2021 and recorded January 20, 2022, and Instrument of Correction of Warranty Deed record as Instrument Number 20220421-0046136, dated April 14, 2022 and recorded on April 21, 2022 Register's Office for Davidson County, Tennessee.

This is property more commonly known as 3706 Granny White Pike, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2023 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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/our hand this 3rd day of August, 2023.

Ryan Kocher

Brooke Kocher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2023, before me personally appeared Ryan Kocher and Brooke Kocher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2023

Notary Signature
My commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23