BOX 10-A

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,162,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF August, 2023

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MARIE SUMNER COUNTY Expires 4-23-2025

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
White Pines Building Group, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME) 2317 Cruzen St	(NAME)	160 00 0 091 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, **THEODORE R. SANDERS AND, WIFE CHARLIENE D. SANDERS**, 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

SEE ATTACHED
EXHIBIT "A"

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 685 Hill Road, Brentwood, TN 37027
(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

Karen Johnson Davidson County
Batch# 1044227 **DEEDWARR**
08/30/2023 10 32 09 AM 4 pgs
Fees $23 00 Taxes $8,001 25

20230830-0067943

Witness my hand this 25 day of Aug., 2023

Theodore R. Sanders

THEODORE R. SANDERS

Charliene D Sanders

CHARLIENE D SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore R. Sanders and Charliene D. Sanders, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of Aug., 2023.

Commission expires

LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

C Loy Carney

Notary Public

EXHIBIT "A"

A tract of land in the 4th Council District of Metropolitan Nashville, Davidson County, City of Brentwood, Tennessee, being bounded on the North and East by Hill Road (50' Public R O W), on the South by Phase 5 – Hearthstone, as of record in Plat Book 6250, Page 2, Register's Office, Davidson County (R O D C), Tennessee, and Hearthstone – Resubdivision of Lot 149, Phase 2 & Lot 136, Phase 5, as of record in Instrument No 20010202-0010405, R O D C , TN, on the West by First Amendment – May Lands Subdivision, as of record in Instrument No 20010827-0092092, R O D C , TN, and being more particularly described as follows

Beginning at a point in an asphalt drive, at an offset in the South right-of-way (R O W) of Hill Road, lying South 36 degrees 01 minutes 33 seconds East, a distance of 289 21 feet from the centerline intersection of the aforesaid Hill Road and Maxwell Crossing (45' Ingress/Egress), thence,

Leaving said South R O W line, with the Northerly boundary line of the aforesaid Hearthstone – Resubdivision of Lot 149, Phase 2 & Lot 136, Phase 5, North 85 degrees 20 minutes 32 seconds West, passing through an Iron Rod (Old) at 182 87 feet, for a total distance of 232 00 feet to an Iron Rod (Old) at the Northeasterly property corner of Lot 136, as shown on the aforesaid Phase 5 – Hearthstone, thence,

With the Northerly boundary line of said Phase 5 – Hearthstone, North 85 degrees 12 minutes 21 seconds West, a distance of 804 68 feet to an Iron Rod (New) in the Easterly boundary line of the aforesaid First Amendment – May Lands Subdivision, thence,

With said Easterly boundary line, North 04 degrees 52 minutes 24 seconds East, passing through a Witness Iron Rod (Old) at 253 46 feet, another Iron Rod (Old) at 457 59 feet, for a total distance of 462 59 feet to an Iron Rod (New) in the Southerly R O W line of Hill Road, thence,

Southwardly, with said Southerly R O W line, with a curve to the right having a radius of 593 42 feet, an arc length of 110 21 feet to an Iron Rod (New) Said curve has a chord bearing and distance of South 77 degrees 29 minutes 57 seconds East, 110 05 feet, thence,

South 72 degrees 10 minutes 43 seconds East, a distance of 202 20 feet to an Iron Rod (New), thence,

With a curve to the left, having a radius of 1171 10 feet, an arc length of 183 96 feet to an Iron Rod (New) Said curve has a chord bearing and distance of South 76 degrees 40 minutes 43 seconds East, 183 77 feet, thence,

South 81 degrees 10 minutes 43 seconds East, a distance of 76 20 feet to an Iron Rod (New), thence,

With a curve to the right, having a radius of 329 35 feet, an arc length of 313 28 feet to an Iron Rod (New) Said curve has a chord bearing and distance of South 53 degrees 55 minutes 43 seconds East, 301 60 feet, thence,

South 26 degrees 40 minutes 43 seconds East, a distance of 44 40 feet to an Iron Rod (New), thence,

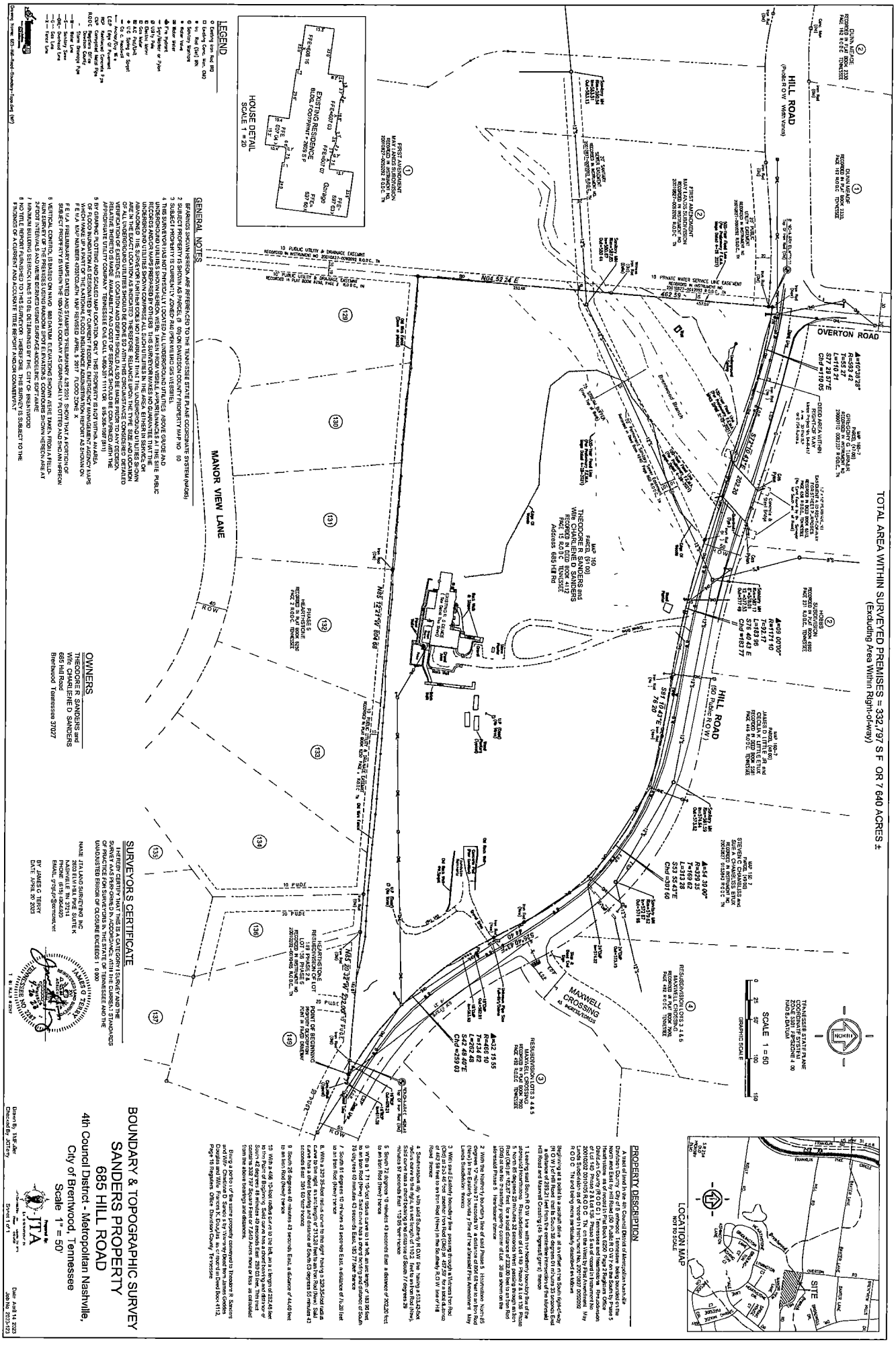
With a curve to the left, having a radius of 466 10 feet, an arc length of 262 48 feet to the Point of Beginning Said curve has a chord bearing and distance of South 42 degrees 48 minutes 40 seconds East, a distance of 259 03 feet This tract contains 332,797 square feet or 7 640 acres, more or less as calculated from the above bearings and distances

The above description is taken from a survey plat dated April 20,2023, As further illustrated in Exhibit "B" herein attached

JTA Land Surveying Inc By M Trevor Gorman , RLS 102875 Tennessee Registered Land Surveyor, 2603 Elm Hill Pike Suite K, Nashville, TN 37214

Being the same property conveyed to Theodore R Sanders and wife, Charliene D Sanders by Warranty Deed from James Geddes Douglas and wife, Frances K Douglas, as of record in Deed Book 4112, Page 15, Register's Office, Davidson County, Tennessee

EXHIBIT " B "


TOTAL AREA WITHIN SURVEYED PREMISES = 332,797 S F OR 7 640 ACRES ±
(Excluding Area Within Right-Of-Way)
HILL ROAD
(Public R O W Width Varies)
OVERTON ROAD
MANOR VIEW LANE
MAXWELL CROSSING
(Private Roadway)
THEODORE R SANDERS and Wife CHARLIENE D SANDERS
Address 685 Hill Rd
STEVEN C CHAMBLISS and SUE A CHAMBLISS ETUX
Address 7000 Overton Rd
JAMES LITTLE E ETUX and CECILIA V LITTLE E ETUX
Address 7004 Overton Rd
HIGHSTONE SUBDIVISION
RESUBDIVISION LOTS 3 4 & 5 MAXWELL CROSSING
RESUBDIVISION LOTS 1 2 3 4 & 5 MAXWELL CROSSING
FIRST AMENDMENT MAY LANDS SUBDIVISION
PHASE 5 HIGHSTONE SUBDIVISION
PHASE 6 HIGHSTONE SUBDIVISION
EXISTING RESIDENCE
BLDG FOOTPRINT 2989 S F
HOUSE DETAIL
SCALE 1 = 20
LEGEND
GENERAL NOTES
SURVEYOR'S CERTIFICATE
OWNERS
THEODORE R SANDERS and WIFE CHARLIENE D SANDERS
685 Hill Road
Brentwood, Tennessee 37027
SURVEYOR
JTA LAND SURVEYING INC
2633 ELM HILL PIKE SUITE K
NASHVILLE, TN 37214
PHONE: (615) 834-4200
EMAIL: gtaylor@jtaengr.net
BY: JAMES G. TERRY
DATE: APRIL 07, 2023
BOUNDARY & TOPOGRAPHIC SURVEY
SANDERS PROPERTY
685 HILL ROAD
4th Council District - Metropolitan Nashville,
City of Brentwood, Tennessee
Scale 1" = 50'
JTA
Date: April 14, 2023
Job No. 2023-123
Drawn By: SMF-Jer
Checked By: JGTerry
Sheet 1 of 1
PROPERTY DESCRIPTION
LOCATION MAP
NOT TO SCALE
SCALE 1 = 50
GRAPHIC SCALE