WARRANTY DEED

Instr:200002230017894 Page: 1 OF 2
REC'D FOR REC 02/23/2000 2:37:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $695.60

BACC-00-142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Dolly A Dimples Wesnofske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February, 2000

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: My Commission
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
181 E. Main Street, Suite 3, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dolly Wesnofske (NAME)	Acceptance National (NAME)	MAP 181
6311 Pettus Road (ADDRESS)	4633 Trousdale Drive (ADDRESS)	PARCEL 213
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	5D-64227

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, Little Folks Farms, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dolly Wesnofske

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, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job No. 930091, more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 2505.66 feet northerly as measured along the centerline of said 50 foot ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said 50 foot joint use ingress-egress and utility easement and with the northerly line of Tract No. 13 of the J. D. Stevens Pettus Road division North 88 degrees 03 minutes 57 seconds West passing a steel fence post at 25.00 feet in all 800.92 feet to an iron pin; thence South 76 degrees 38 minutes 54 seconds West 315.51 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 297.70 feet to an iron pin; thence with the line of Tract No. 11 of the said J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1075.00 feet in all 1100.00 feet to a point in the center of said 50 foot ingress-egress and utility easement; thence with the center of said 50 foot joint use ingress-egress and utility easement South 04 degrees 41 minutes 13 seconds West 161.53 feet to the point of beginning.

Being the same property conveyed to Little Folks Farms, LLC by deed from Little Folks Farms, Inc. of record in Deed Book 10996, page 646, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 6311 Pettus Road, Antioch, TN 37013
(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 16th day of February, 2000

Little Folks Farms, LLC
By:
Bruce V. Wesnofske, Chief Manager

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bruce V. Wesnofske with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and respectively of the Little Folks Farms, LLC the within named bargainor, and corporation, and that he as such Chief Manager and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bruce V. Wesnofske as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 16th day of February, 2000.

My commission expires _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2002

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 181 E. Main Street, Suite 3, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027