WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Ronnie M Borum

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/18/01 14:12 2pgs
Fees:11.00 Taxes:555.00

20010518-0051863

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R & J Properties, Inc.	R & J Properties, Inc. Same	Map 33
(NAME) 1316 Dickerson Pike	(NAME)	Group 00-0
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	Parcel 230
(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,

Laubie Company

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

R & J Properties, Inc. and John D. Owen Jr. and Ronnie M. Borum

, 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:

BEING Lot No. 1 on the Final Plat of M. C. Minton Subdivision, as shown by plat of record in Plat Book 7900, page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Laubie Company by deed from Clara Mai Minton, a Widow of record in Deed Book 9471, page 868, Register's Office for said County.

Sanitary Sewer Easement of record in Book 7267, Page 62, and Book 7814, Page 494, and Book 7932, Page 200, Register's Office for said County.

Transmission Line Easement of recordin Book 2858, Page 108, Register's Office for said County.

Utiltiy Easement of record in Book 2301, Page 268, Register's Office for said County.

Lease Agreement of record in Book 7985, Page 38, and Assigded in Book 7985, Page 48, Registe'r Office for said County.

unimproved ☐

This is improved ☒ property, known as 1316 Dickerson Pike, Goodlettsville, TN 37072

(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 our hands this 8th day of March, 2001.

Laubie Company

By: David Charles Laubie

David Charles Laubie, Maria Soledad Laubie

Attest: Maria Soledad Laubie by David Charles Laubie

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 David Charles Laubie the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/8/2001.

My Commission Expire: 3/23/02

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

STATE OF Tennessee
COUNTY OF Davidson

On this the 3/8/2001, before me personally appeared David Charles Laubie, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maria Soledad Laubie, and who acknowledged that he executed the same as the free act and deed of the said Maria Soledad Laubie by virtue of that Power of Attorney, duly executed by the said Maria Soledad Laubie and being recorded simultaneously herewith* in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 3/8/2001.

My Commission Expires: 3/23/02

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

File Number2103044
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

*in Instrument No. 200105180051862