#10008 Box 13

# WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Nov 20, 2008

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Return To: Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Lanier | Thomas Lanier | 95-08-188 |
| (NAME) 5102 Hunters Point Ln. | (NAME) 5102 Hunters Point Ln. | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Hermitage, TN 37076 | |
| (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, Ten Talents, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Lanier, married 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 1-A, Zone Lot Division, Lot 1 – Hunter's Point Subdivision, as recorded in Book 5200, Page 736, and amended in Book 8250, Page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property as conveyed to Ten Talents, LLC by deed of record in instrument # * , said Register's Office for said County.

* 20050627-0073684

unimproved ☐

This is improved ☒ property, known as 5102 Hunters Point Ln., Hermitage, TN 37076
(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 13th day of June, 2005.

Davidson County DEEDWARR
Recvd: 06/27/05 14:17 1 pg
Fees:13.00 Taxes:270.10
20050627-0073685

Ten Talents, LLC

By:
Ten Talents, LLC

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damian Mingle with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Authorized Agent of Ten Talents, LLC and as such Authorized Agent executed the within instrument for the purpose therein contained by signing as the name of the LLC.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Nov 20, 2008

Commission expires:

Victor Hazelwood Notary Public