WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/05 11:10 2 pgs
Fees:13.00 Taxes:296.00

20051215-0150660

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-18-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Mires and Michael Hollingshead		Map 64-1
(NAME) Lot 65 Station Four Lane	(NAME) John C Mires	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet TN 37122 5361 Stewarts F. Pk	Parcel 119.00
(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, LINEBERRY PROPERTIES, INC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN C. MIRES AND MICHAEL HOLLINGSHEAD, 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. 65 on the Plan of Phase Two, Cleveland Hall Subdivision, as shown on Plat of record as Instrument No. 20020304-0026804, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lineberry Properties, Inc. by Warranty Deed from Cleveland Hall, LLC, a Tennessee limited liability company filed of record in Instrument No. 20050615-0068188, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record as Instrument No. 20020304-0026804, Register's Office of Davidson County, Tennessee.
Subject to restrictions as shown of record in Book 11725, Page 76, and Instrument No. 20050307-0024504 Register's Office of Davidson County, Tennessee.
Subject to By-Laws as shown of record in Book 11725, Page 110, Register's Office of Davidson County, Tennessee.
Subject to Charter for Homeowners Association as shown of record in Book 11725, Page 70, Register's Office of Davidson County, Tennessee.
Subject to Sanitary Sewer Easement as shown of record in Book 8006, Page 677, Register's Office of Davidson County, Tennessee.
Subject to Public Utility Easement as shown of record in Book 7844, Page 242, Register's Office of Davidson County, Tennessee.
Subject to an easement in favor of Bell South as shown of record in Book 11725, Page 325, Register's Office of Davidson County, Tennessee.
Subject to easement in favor of Cumberland Utility District as shown of record in Book 7994, Page 173, Register's Office of Davidson County, Tennessee.
Subject to an Easement to Metropolitan Government of Nashville and Davidson County as shown of record in Book 8068, Page 524, said Register's Office.

This is ☐ unimproved ☒ property, known as Lot 65 Station Four Lane, Old Hickory, TN 37138

(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 14th day of December, 2005.

Lineberry Properties, Inc.

By: Dewey Lineberry, President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Dewey Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of Lineberry Properties, Inc. the within named bargainor, a corporation, and that such President or officer as such Lineberry Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 14th day of December, 2005.

Commission expires: 4/18/06

Delaina D. Scoby Notary Public

