File No. 251201425

# WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 01/25/06 10:17 2 pgs
Fees:13.00 Taxes:1572.50

20060125-0009396

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Platinum Development International, Inc. | Platinum Development International, Inc. | 086-00-0-042.00 |
| (NAME) 7345 Mission George Road Ste A | (NAME) 7345 Mission George Road Ste A | |
| (ADDRESS) San Diego, CA 92120 | (ADDRESS) San Diego, CA 92120 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Susie Mai Sutton, a widow, her heirs and assigns forever, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Platinum Development International, Inc., HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***Land in the Fourth Civil District of Davidson County, Tennessee, described as follows:***

***Beginning at a point on the sourth side of the Old Nashville and Lebanon Road, running thence North 30 degrees East, passing through a fore and aft elm tree North of said road, and passing 4 ¾ feet West of the northwest comer of the dwelling house located on the land herein described, in all 1240 feet to a large white oak tree; thence North 69 ¼ degrees East 796.50 feet to a stake; thence South 1/3 degree West 1003.00 feet to the center of the Old Nashville and Lebanon Road; thence with said road, South 62 ½ degrees West 281.50 feet; thence South 64 ¼ West 543 feet toa cedar tree on south side of said road; thence west along the south side of said road, 611 feet to the beginning, containing 25 acres, more or less.***

***Included in the above described property but specifically excluded herefrom is that 3.10 acre, more or less, tract, being described as Lot 1 on the Sutton Subdivision, as of record in Plat Book 6200, page 405, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Lemuel C. Salyers and wife, Sherry J. Salyers by deed of record in Book 827, page 275, said Register's Office.***

***Also included in the above described property but specifically excluded herefrom is that 3.13 acre, more or less, tract of land being described as Lot 1, Old Lebanon Dirt Road Subdivision, of record in Plat book 6200, page 852, said Register's Office, and being the same property conveyed to Susie Mai Sutton by quitclaim deed of record in Inst. No. 200103080021954, said Register's Office.***

***Being part of the same property conveyed to Henry C. Sutton and wife, Susie Mai Sutton, being one and the same person as Susie Mai Sutton, by Installment Deed from L.M. Baker and wife, Madelin C. Baker, of record in Book 1336, page 155, said Register's Office. The said Henry C. Sutton died June 18, 1989, leaving Susie Mai Sutton as surviving tenant by the entirety.***

***NOTE: THE ACREAGE MENTIONED IN THE LEGAL DESCRIPTION IS ONLY FOR THE CONVENIENCE IN IDENTIFYING THE TRACT CONVEYED HEREIN; NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE ACREAGE CONVEYED.***

***Sewer Line Easement recorded in Book 6983, Pages 404 and 406, as shown in the Register's Office of Davidson County, Tennessee.***

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 579 Old Lebanon Dirt Road, 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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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/our hand(s) this 23rd day of January, 2006.

Susie Mai Sutton

Susie Mai Sutton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susie Mai Sutton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 23RD day of January, 2006.

My Commission Expires: 11-28-09

Notary Public

**File Number: 251201425**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

