WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WIlliamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,500.00**

Kim McCord
Affiant

KANDACE N TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Land Acquisitions, Inc., a Nevada Corporation	Tinnon Medley and Sharon Medley	087-09-0-020.00
(NAME) 4515 Harding Pk. Ste. 315	(NAME) 4664-4666 Forest Ridge Dr. Duplex	
(ADDRESS) Nashville, Tennessee 37205	(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, King Properties & Investments, LLC, a Tennessee Limited Liability Co., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Southern Land Acquisitions, Inc., a Nevada Corporation, 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. 217, on the plan of **Valley Grove Subdivision,** Section 9, as of record in Plat Book 5200, page 605, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to King Properties & Investments, LLC, a Tennessee Limited Liability Co., by Deed from Southern Properties & Investments, Inc., a Tennessee Corporation, dated November 6, 2000 and filed for record in Instrument No. 200011090111414, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 5200, page 605, Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Book 6139, page 439, said Register's office.

unimproved ☐

This is improved ☒ property, known as 4664-4666 Forest Ridge Dr. Duplex, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 03/15/06 11:22 2 pgs
Fees:13.00 Taxes:283.05
20060315-0029788

Witness my hand this 3rd day of March, 2006.

King Properties & Investments, LLC, a Tennessee Limited Liability Co.

By: X Tim King
King Properties & Investments, LLC, a Tennessee Limited Liability Co.

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tim King (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager (title) of King Properties & Investments (co. name), the within named bargainor(s), a corporation, and that as such Chief Manager (title) of King Properties & Investments (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the __3rd___ day of ____March_____, ___2006_____.

Commission expires: 03/04/07 03/04/07

Kandace Tomes Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN.