WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/06 12:17 2 pgs
Fees:13.00 Taxes:1295.00

20060622-0074643

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Gary V Binette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2006.

Shanna Ray
Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Lineberry Properties, Inc (NAME)	(NAME)	Map 53.16
PO Box 1767 (ADDRESS)	NEW OWNER	Group
Mt. Juliet, TN 37121 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	Parcel 53.00

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, Gary V. Almonrode and wife, Jayne A. Almonrode, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lineberry Properties, Inc., 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:

Land in Davidson County, Tennessee, being the east 150 feet of Lot No. 19 of Section II, of the Map of Life and Casualty Insurance Company, Subdivision of the Dabbs and Elliott Property, known as Dupontonia, of record in Book 843, Page 256, Register's Office for said County.

Said part of said Lot No. 19 fronts 150 feet on the northeasterly side of Old Hickory Boulevard, and runs back between parallel lines 725 feet to a dead line.

INCLUDED in the above description, but expressly EXCLUDED therefrom is that certain tract as described in a deed from James Grisham and wife, Pauline Grisham to the State of Tennessee, as filed of record in Book 4984, Page 997, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary V. Almonrode and wife, Jayne A. Almonrode by deed from Pauline Grisham, unmarried filed of record in Book 9502, Page 480, Register's Office of Davidson County, Tennessee.

This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the correctness thereof.

unimproved ☐

This is improved ☒ property, known as 3608 Old Hickory Boulevard, 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

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 19th day of June, 2006.

Gary V. Almonrode

Jayne A. Almonrode

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Gary V. Almonrode and wife, Jayne A. Almonrode, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 19th day of June, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY