File No. 20060511

WARRANTY DEED

RACHEL ATKINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Lura Brady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 616 Tuscarora Court Trust	New Owner	162-3-300.00
(NAME)	(NAME)	
P.O. box 791		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Jerome R. Hoard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 616 Tuscarora Court Trust, L &O Farms, LLC, Trustee, 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 Lot No. 154 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, Pages 64 and 165, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerome R. Hoard and wife, Quintella D. Hoard by deed from William & Lee, Inc., dated September 15, 1978 and recorded on September 21, 1978 in Record Book 5340, page 618, Register's Office, Davidson County, Tennessee; being further conveyed to Jerome R. Hoard by QuitClaim Deed, dated August 23, 1992, of record in Book 8717, Page 661, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 616 Tuscarora Court, Antioch, TN 37013
(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 23rd day of January, 2007.

Jerome R. Hoard

Jerome R. Hoard

Davidson County DEEDWARR
Recvd: 01/25/07 12:48 2 pgs
Fees:13.00 Taxes:253.45

20070125-0010367

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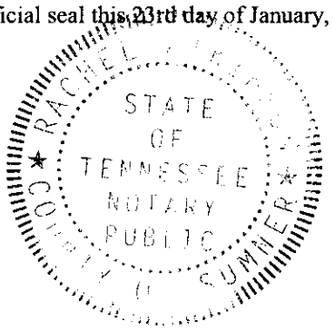
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerome R. Hoard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2007.

Commission expires:
10/07/09



Notary Public