File No. 20070066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 11:13 2 pgs
Fees:13.00 Taxes:331.15
20070306-0027530

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Benny Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2007.

Rachel Atkinson
Notary Public

MY COMMISSION EXPIRES: October 7, 2009.
(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
Jacquelyn Johnson	New Owner	162-3-300.00
(NAME)	(NAME)	
4279 Gosey Hill Rd.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, The 616 Tuscarora Court Trust, L&O Farms, LLC, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacquelyn Johnson and husband, Benny Johnson, 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 164 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 The 616 Tuscarora Court Trust, L&O Farms, LLC, Trustee, by Warranty Deed from Jerome R. Hoard of record in Instrument No. 20070125-0010367, Register's Office for Davidson County, Tennessee.

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.

File No. 20070066

Witness my hand this 28th day of February, 2007.

The 616 Tuscarora Court Trust, L&O Farms, LLC,
Trustee

By: _____
Dan Lain, Managing Member

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Managing Member of L&O Farms, LLC,, the within named bargainor, and limited liability company, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Dan Lain as such Managing Member.

Witness my hand and official seal this 28th day of February, 2007.

Commission expires: 10/28/09

_____
Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY