File No. 20070295

WARRANTY DEED

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$83,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .

(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
Kenneth R. Greer	Kenneth R. Greer	18-08-12
(NAME)	(NAME)	
708 North Main Street	113 Lakeside	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/13/07 09:58 2 pgs
Fees:13.00 Taxes:307.10

20070813-0096383

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, Valley View Mobile Home Parks, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Greer and Stanley H. Morris, Jr., 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 708 North Main Street, Goodlettsville, TN 37072

(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 2nd day of August, 2007.

Valley View Mobile Home Parks, LLC

By: _____
Chad Marshall Ray, Chief Manager

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chad Marshall Ray with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the Chief Manager of Valley View Mobile Parks, LLC , the within named bargainor, and limited liability company, and that he/she as such Chief Manager 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 Chad Marshall Ray as such Chief Manager.

Witness my hand and official seal on August 2, 2007.

Lura Brady
Notary Public
My Commission Expires: _____

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

File No. 20070295

EXHIBIT A

BEGINNING at an iron pin on the northerly margin of Dickerson Road, U.S. Hwy, 41 and 31, at the intersection of said margin and the westerly margin of Old Springfield Road; thence,

Along the westerly margin of Dickerson Road, U. S. Hwy. 41 and 31, S 19 deg. 46 min. 00 sec. E, a distance of 432.52 feet to an iron pin; thence,

N 70 deg. 10 min. 33 sec. E, a distance of 89.77 feet to an iron pin where the width of the margin of Dickerson Road, U. S. Hwy. 41 and 31, changes from 35 feet to 125 feet from the centerline of said road; thence,

Along the westerly margin of Dickerson Road, southerly with a curve to the right having a radius of 1875.00 feet and a central angle of 1 deg. 31 min. 40 sec., a distance of 50.00 feet to an iron pin; thence,

Leaving Dickerson Road, S 70 deg. 10 min. 33 sec. West, a distance of 209.05 feet to an iron pin at the southeast corner of a tract of land conveyed to John Shiriram by Warranty deed of record in Book 6393, page 452, Register's Office of Davidson County, Tennessee; thence,

With the east line of said tract conveyed to John Shiriram, N 19 deg. 46 min. 00 sec. W, a distance of 482.52 feet to an iron pin; thence, N 70 deg. 10 min. 33 sec. E, a distance of 120.00 feet to the point of beginning.

Being part of the same property conveyed to Valleyview Mobile Home Parks, LLC by deed from Citifinancial Mortgage Company, Inc., f/k/a First Family Financial Services, Inc., dated March 31, 2004 and recorded on May 10, 2004 as Instrument Number 20040510-0053073, Register's Office, Davidson County, Tennessee.

Subject to an Ingress/Egress easement of record in Book 6393, Page 452, said Register's Office.

Subject to an easement of record in Book 6678, page 696, said Register's Office.

Subject to easement for the flow of the waters of any river or creek on the land and the rights of the public therein.

Subject to rights of upper and lower riparian owners to the flow of the waters of any river or creek on the land, free from diminution or pollution.

Subject to changes in the boundary of the land resulting from erosion or accretion caused by the flow of any river or creek along any portion of the boundary.

Subject to the charter right of way of the railroad adjacent to the land.