File No. 271201023

20B

WARRANTY DEED

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2007.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: ~~August 31, 2011~~ 12/1/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/03/08 09:22 2 pgs
Fees:13.00 Taxes:194.25
20080103-0000488

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack O. Nixon	**Same as New Owner**	**Map 49-01B Parcel 16**
(NAME) **509 Emily Drive**	(NAME)	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

L & C Development, Inc., A Tennessee Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack O. Nixon

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 10 on the Final Plat Cherry Grove, Phase 1B, as shown by plat appearing of record by Instrument No. 20060927-0119685, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete and accurate description of said lot.

BEING a part of the same property conveyed to L & C Development, Inc., a Tennessee Corporation, by Quitclaim Deed dated December 21, 2007, from Country Maid Farms, Inc., a Tennessee Corporation, of record at Instrument No. 20071228-0148372, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as **537 Cherry Grove Lane, Whites Creek, TN 37189**
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 31st day of December, 2007.

L & C Development, Inc.

By: Jean O Thompson,
Jean O. Thompson, President

President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jean O. Thompson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **President** of **L & C Development, Inc.,** the within named bargainer, a corporation, and that, Jean O Thompson, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 31st day of December, 2007.

Commission expires: ~~08/23/2009~~ 12/1/10

D. Annette Maples
~~Daniel E. Wischmeier~~ Notary Public

File Number: 271201023
RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010