Tax Stamps were paid in Wilson County, Tennessee

File No. 280700043

WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011.~~ 6-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/01/08 10:18 2 pgs
Fees:12.00 Taxes:0.00
20080801-0078930

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Cox	Pinnacle National Bank	Davidson County Map & Parcel 124-00-0-062.00 Wilson County Map & Parcel 119-065.00
(NAME)	(NAME)	
3508 Hobson Pike	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Todd Lawicki and wife, Susan Lawicki,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **William Cox and wife, Susan Cox,** hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Lane Surveyors, and described as follows:

Beginning at a point in the southerly margin of Hobson Pike, said point being 50 feet from the most westerly line of the Co-Op Properties Inc. Farm as measured along the southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 147.53 feet to a point; thence South 7 degrees 10 minutes East 1131.35 feet to a point; thence South 82 degrees 53 minutes West 379.65 feet to a point; thence North 4 degrees 16 minutes East 1157.70 feet to the point of beginning, containing 6.84 acres more or less.

Being the same property conveyed to Todd Lawicki and wife, Susan Lawicki, by Installment Deed from G. Ward Lovell Jr and wife, Caroline T. Lovell of record in Deed Book 389, Page 447, dated November 17, 1983 and filed for record on December 10 ,1983, Register's Office for Wilson County, Tennessee, **AND** of record in Book 6183, Page 113, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Wilson taxes for the year 2008 and subsequent years; County of Davidson taxes for the year 2008 and subsequent years; Easement(s) as shown of record in Book 2335, Page 482; Book 4446, Page 427; Book 5055, Page 857; all in the Register's Office for Davidson County, Tennessee.

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 3508 Hobson Pike, Hermitage, TN 37076
(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 our hands this 28th day of July, 2008.

Todd Lawicki

Susan Lawicki

STATE OF TENNESSEE

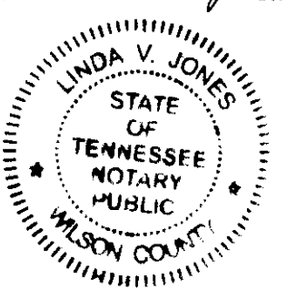
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Todd Lawicki and Susan Lawicki, 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 purposes therein contained.

Witness my hand at office this 28th day of August, 2008.

Commission expires: ~~September 17, 2011~~ 6-28-09

~~Julia A. Hirt~~ Notary Public



(Seal)

File Number: 280700043

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

BK/PG: 1315/1700-1701
08374225

2 PGS : AL - DEED	
DARLA BATCH: 146117	
07/29/2008 - 09:30 AM	
VALUE	275000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1017.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1030.50

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS