Davidson County DEEDWARR
Recvd: 07/27/09 14:32 4 pgs
Fees:23.00 Taxes:1021.20
20090727-0070310

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Orchard Lane Property Partners
6323 Pettus Road
Cane Ridge, TN 30713

SEND TAX BILL:

New Owner

MORTGAGEE:
Tennessee Commerce Bank
381 Mallory Station Road, Suite 207
Franklin, TN 37067

MAP AND PARCEL:
181-0
213 & 214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dolly Wesnofske, unmarried, and Little Folks Farms, LLC, a Tennessee limited liability company** ("Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Orchard Lane Property Partners, a Tennessee general partnership comprised of Karen Neal, Kris Kaye and Chris Strong** ("Grantee"), its successors and assigns, two tracts of land in Davidson County, State of Tennessee, which together, the two tracts are hereinafter referred to as the "Property".

Dolly Wesnofske, unmarried, has bargained and sold and by these presents does transfer and convey unto Grantee the following tract of land in Davidson County, Tennessee:

Tract 1, 6311 Pettus Road, Antioch, TN 37013:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job No. 930091, shown as Tract 12, more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 2505.66 feet northerly as measured along the centerline of said 50 foot ingress-egress and utility easement from the northerly margin of Pettus Road; thence leaving the center of said 50 foot joint use ingress-egress and utility easement and with the northerly line of Tract No. 13 of the J. D. Stevens Pettus Road division North 88 degrees 03 minutes 57 seconds West passing a steel fence post at 25.00 feet in all 800.92 feet to an iron pin; thence South 76 degrees 38 minutes 54 seconds West 315.51 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 297.70 feet to an iron pin; thence with the line of Tract No. 11 of the said J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post at 1075.00 feet in all 1100.00 feet to a point in the center of said 50 foot ingress-egress and utility easement; thence with the center of said 50 foot joint use ingress-egress and utility easement South 04 degrees 41 minutes 13 seconds West 161.53 feet to the point of beginning.

Being the same property conveyed to Dolly Wesnofske by deed dated February 16, 2000 from Little Folks Farms, LLC, of record in Instrument No. 20000223-0017894, Register's Office for Davidson County, Tennessee.

Little Folks Farms, LLC, a Tennessee limited liability company, has bargained and sold and by these presents does transfer and convey unto Grantee the following tract of land in Davidson County, Tennessee:

Tract 2, 6313 Pettus Road, Antioch, TN 37013:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job No: 930091, shown as Tract 13, more particularly described as follows:

Beginning at a point in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 2,262.19 feet northerly as measured along the centerline of said 50 foot easement from the northerly margin of Pettus Road: thence leaving the centerline of said 50 foot joint use ingress-egress and utility easement and with the line of Tract No. 14 of the J.D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post at 25.00 feet in all 1100.00 feet to an iron pin; thence North 04 degrees 4 minutes 13 seconds East 102.30 feet to an iron pin; thence with the line of Tract 12 of the said J.D. Stevens Pettus Road division North 76 degrees 38 minutes 54 seconds East 315.51 feet to an iron pin; thence South 88 degrees 03 minutes 57 seconds East passing a steel fence post at 775.92 feet in all 800.92 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the centerline of said easement South 04 degrees 41 minutes 13 seconds West 238.47 feet to the point of beginning, containing 5.07 acres more or less.

Being the same property conveyed to Little Folks Farms, LLC, a Tennessee Limited Liability Company by deed dated March 5, 2008 from MRP Equipment Company, LLC, a Tennessee Limited Liability, of record in Instrument No. 20080312-0024775, Register's Office for Davidson County, Tennessee.

Dolly Wesnofske and Little Folks Farms, LLC, are hereinafter referred to as "Grantor". The conveyance of Property by Grantor has been made pursuant to a Marital Dissolution Agreement in the divorce proceeding styled Dolly Dimples Wesnofske vs. Bruce Vincent Wesnofske, Docket No. 07D-3073, in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises. The property is subject to and has the benefit of a Private Road and Utility Easement and Maintenance Agreement of record in Book 9518, page 526, Register's Office for Davidson County, Tennessee.

This is improved property known as 6311 Pettus Rd, Antioch, TN 37013; and unimproved property known as 6313 Pettus Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth in the notary acknowledgements below.

Dolly Wesnofske

Dolly Wesnofske

Little Folks Farms, LLC

BY: _____
Bruce Wesnofske, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Dolly Wesnofske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27 day of July, 2009.

_____
Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Bruce Wesnofske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of LITTLE FOLKS FARMS, LLC, the within named bargainor, a limited liability company, and that he as Sole Member, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this the 23 day of July, 2009.

_____
Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $276,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 27 day of July, 2009.

_____
NOTARY PUBLIC

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

