WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090066086 DEEDWARR
Recvd: 09/29/09 08:54 2 pgs
Fees: 13.00 Taxes: 92.50

20090929-0090169

RUTHERFORD CO., TN
JUDITH C. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Cole	Keith Cole	43-15-0/167.00
(NAME)	(NAME)	
102 Eric Court	102 Eric Ct	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, **Strong Tower, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Cole, a married man**, 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 lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 167 of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 12-11-06, and being more particularly described as follows:

Beginning at an iron pin new in the easterly right-of-way line of Larkin Springs Road, said pin being the southwesterly corner of the TCMC Madison-Portland, Inc. property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence leaving said right-of-way line, S 83 deg. 13' 23" E, 395.81' to an iron pin old, in the westerly line of Lot 96, Kingsway Green, of record in Plat Book 3842, Page 227;

Thence with said line of Lot 96, S 7 deg. 50' 46" W, 50.57' to a point;

Thence N 83 deg. 10' 02" W, passing at 5.00' an iron pin new (witness point), a total distance of 395.99' to an iron pin new in the easterly right-of-way line of Larkin Springs Road;

Thence, with said right-of-way, N 8 deg. 03' 09", E, 50.18' to the POINT OF BEGINNING and containing 19939 square feet, or 0.458 acres, more or less.

Being a part of the same property conveyed to Strong Tower, LLC, a Tennessee Limited Liability Company by Warranty Deed from ITI, Memorial Hospital Corporation, a Tennessee Corporation dated December 28th, 2006 and filed for record on December 29th, 2006 as Instrument No. 20061229-0160593, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book as Instrument No. 20060403-0037167, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031358, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031359, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031360, in the Register's Office for Davidson County, Tennessee.

Subject to Easement granted to Madison Suburban Utility District of Davidson County of record in Instrument No. 20030310-0031361, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160173, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160174, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160175, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160176, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Easement of record as Instrument No. 20061228-0160177, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all utility easements.

2009 County Taxes have been prorated and assumed by the Grantee.

unimproved ☒

This is improved ☐ property, known as 105 Larkin Springs Road, Madison, TN 37115

(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 23rd day of September, 2009.

Strong Tower, LLC

By: Eric Lesueur, member

Strong Tower, LLC

By: Dawn Lesueur, member

Strong Tower, LLC

By:Randy Tobitt, member

Strong Tower, LLC

By: Misty Tobitt, member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Randy Tobit, and Misty Tobit with whom I am personally acquainted and who upon their oath acknowledged themselves to be members of Strong Tower, LLC the within named bargainer, a Tennessee Limited Liability Company and that they as such members being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as such members.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2009.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

RUTHERFORD CO., TN JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Eric Lesueur and Dawn Lesueur with whom I am personally acquainted and who upon their oath acknowledged themselves to be members of Strong Tower, LLC the within named bargainer, a Tennessee Limited Liability Company and that they as such members being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as such members.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2009.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

RUTHERFORD CO., TN JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC