WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KTB Properties, LLC		08700006100
(NAME)	(NAME)	
4636 LEBANON RD #334	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
HERMITAGE TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110047000 DEEDWARR
Recvd: 08/02/11 14:01 2 pgs
Fees:13.00 Taxes:277.50
20110802-0059377

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, **I, Linda Wall, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **KTB Properties, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 4" Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof by John M. Sullivan, County Surveyor, October 16, 1946, as follows: Beginning at a point in the center line of Central Pike, in the Northeast line of a roadway running along the westerly line of the property herein described; said point being the southwest corner of a tract of .94 acre conveyed to Marvin Sullivan by deed of record in Book 1109, page 57, Register's Office for said County; thence along Sullivan's west line, north 6 deg 50' west 420 feet to a stake in fence line; thence with said Sullivan's north line, South 79 deg. 48' east 109 feet to a point in John Davenport's west line; thence with a segment of said Davenport's west line north 6 deg 30' east 264 feet to an old stake at a fence come thence north 77 deg. 45' west 498 feet to an old iron pin at a post; in the right of way for ingress and egress running along the westerly and southwesterly lines of this property to the Central Pike; thence with the margin of said right-of-way South 2 deg. 88' west 247.3 feet to an iron pin; thence south 11 deg. 40' E 42 feet to another iron pin; south 32 deg. 43' east 188.5 feet to a stake, and south 31 deg. 47' east 370 feet more or less to the beginning.

Being the same property conveyed to Linda Wall, unmarried by Deed dated 11/15/2001 from Mary Elizabeth Ulrich, a widow of record in Instrument ~~2001~~ 2001 1126-0128581, Register's Office for said County.

Taxes for the year 2011, and subsequent years, a lien not yet due and payable. Parcel ID: 08700006100

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 4259 Central 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 GRANTEE(S), their heirs and/or 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), their heirs and/or 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 29th day of July, 2011.

Linda Wall

State of Tennessee
County of Wilson

Personally appeared before me Linda Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2011.

Notary Public
My Commission Expires: 10-22-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122