BILL GARRETT, Davidson County
Trans:T20110050115 DEEDWARR
Recvd: 08/16/11 09:13 5 pgs
Fees:28.00 Taxes:740.00
20110816-0063030

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Freeland Realty, LLC, A Tennessee Limited Liability Company 5333 Hickory Hollow Parkway Antioch, TN 37013	**Freeland Realty, LLC,** A Tennessee Limited Liability Company 5333 Hickory Hollow Parkway Antioch, TN 37013	Map 163-00-00 Parcel 312

FOR AND IN CONSIDERATION of the amount of Ten and 00/100 Dollars ($10.00), cash in hand paid by **Freeland Realty, LLC**, a Tennessee limited liability company, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Clara Mae Locascio** and **Clare Ann Himmelblau**, Co-Trustees of the Joseph A. Locascio Declaration of Trust dated the 11th day of November, 2001, and **William S. Yeaman, Jr., a/k/a Bill Yeaman**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Freeland Realty, LLC**, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances, thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Guardian Storage Subdivision, of record in Plat Book 6200, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above described property but specifically excluded herefrom is the property conveyed to the State of Tennessee in Book 8289, page 590, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the point of intersection of the existing southwest margin of I-24 and the west boundary of the Metropolitan Government of Davidson County, Tennessee property said point of intersection 87 feet, more or less left of I-24 at Ramp "C" proposed centerline station 42+40, more or less; thence with said boundary southerly 65 feet, more or less to a point; thence with the proposed southwest margin of I-24, (1) north 52 degrees 54 minutes 24 seconds west 80.52 feet, (2) north 05 degrees 41 minutes 36 seconds east 12.00 feet, (3) north 52 degrees 54 minutes 24 seconds west 99.12 feet, (4) north 49 degrees 03 minutes 58 seconds east 67.43 feet to a point; thence with said existing margin southeasterly 142 feet, more or less to the point of beginning and containing 0.207 acres and being part of the same property conveyed by Joseph A. Locascio and wife, Clara Mae Locascio to Joseph A. Locascio and Bill Yeaman as of record in Book 6354, Page 485, Register's Office for Davidson County, Tennessee.

Being part of the same real property conveyed to Joseph A. Locascio and wife, Clara Mae Locascio by Warranty Deed dated December 8, 1982 from Third Financial Services, Inc., of record in Book 5974, page 882, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Joseph A. Locascio and Bill Yeaman by Quitclaim Deed dated August 3, 1984 from Joseph A. Locascio and wife, Clara Mae Locascio, of record in Book 6354, page 485, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to William S. Yeaman, Jr. by Quitclaim Deed dated May 17, 2007 from Bonnie L. Yeaman, of record in Instrument No. 20070521-0060615, Register's Office for Davidson County, Tennessee.

Being the same property devised to Clara Mae Locascio and Clare Ann Himmelblau, Co-Trustees of the trust agreement executed by Joseph A. Locascio on the 11th day of November, 2001, he having died October 15, 2002, and his Will having been admitted to probate-only in Case No. 11P-1081 in the Probate Court of Davidson County, Tennessee.

The authority of said Co-Trustees to convey said property being shown by Certificate of Trust dated November 11, 2001 of record in Instrument No. 20110720-0055628 in the Register's Office of Davidson County, Tennessee.

This is improved property known as Lot 1, Guardian Storage Subdivision, Cane Ridge Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever, and we do covenant with the said Grantee 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, except as set out in Exhibit "A" Exceptions attached hereto; 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, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 8 day of August., 2011.

Clara Mae Locascio,
Co-Trustee

Clare Ann Himmelblau,
Co-Trustee

William S. Yeaman, Jr.

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

Personally appeared before me, Joan M Rocha, a Notary Public of the State and County aforesaid, personally appeared **Clara Mae Locascio**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be one of the Co-Trustees of the Trust Agreement executed by Joseph A. Locasio on the 11th day of November, 2001, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8 day of August, 2011.

Notary Public

My Commission Expires: 4.12.15

OFFICIAL SEAL
JOAN M ROCHA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/12/15

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

Personally appeared before me, Joan M Rocha, a Notary Public of the State and County aforesaid, personally appeared **Clare Ann Himmelblau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be one of the Co-Trustees of the Trust Agreement executed by Joseph A. Locascio on the 11th day of November, 2001, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8 day of August, 2011.

Notary Public

My Commission Expires: 4.12.15

OFFICIAL SEAL
JOAN M ROCHA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/12/15

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, S R Carter, a Notary Public of the State and County aforesaid, personally appeared **William S. Yeaman, Jr., a/k/a Bill Yeaman**, one of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15 day of August, 2011.

S R Carter
Notary Public

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/16/13

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

The actual consideration or value, whichever is greater for this transaction is $200,000.00.

Jerome S. Grund
Affiant

Subscribed and sworn to before me this the 15th day of August, 2011.

S R Carter
Notary Public

My Commission Expires: 6/16/13

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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This instrument prepared by:

Richard Jones, Esq.
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

EXHIBIT A

EXCEPTIONS

1. Taxes for the year 2011.

2. Subject to all matters shown on the Plan of record in Plat Book 6200, page 92, Register's Office for Davidson County, Tennessee.

3. Easement for sewer to Suburban Water Utility District of record in Book 4264, page 897, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 7196, page 830, and Book 7196, page 852, Register's Office for Davidson County, Tennessee.

5. Land Use Agreement of record in Book 6354, page 495, Register's Office for Davidson County, Tennessee.

6. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

7. Subject to the flow of any creeks, streams, or branches across subject property.

8. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the property that would be disclosed by an accurate and complete survey of the land.