BILL GARRETT, Davidson County
Trans:T20110051730 DEEDWARR
Recvd: 08/23/11 08:38 2 pgs
Fees:13.00 Taxes:647.50
20110823-0064981

WARRANTY DEED

ET-11-2279

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Debra E. Pawlowski
Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2011.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-17-

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
LCTS, LLC	LCTS, LLC	
2460 Castle Rock Court (ADDRESS)	2460 Castle Rock Court (NAME) (ADDRESS)	86-4-C-3.00 CO
Monteagle, TN 37356 (CITY) (STATE) (ZIP)	Monteagle, TN 37356 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY T. CARNEAL, TRUSTEE OF THE JLC PROPERTY TRUST #1 DATED OCTOBER 21, 2008, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LCTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, JACKSON'S GROVE, PHASE ONE, as shown on plat of record in Plat Book 8250, Page 895, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Jennifer Lynn Carneal to Jeffrey T. Carneal, Trustee of The JLC Property Trust #1 dated October 21, 2008 as recorded on the 13th day of November, 2008 in Instrument No. 20081113-0112477; part of Quitclaim Deed from J.T.C. Properties, LLC to Jennifer Lynn Carneal as recorded on the 5th day of November, 2008 in Instrument No. 20081105-0110129; Quitclaim Deed from Stone Steps Realty, Inc. to JTC Properties, LLC as recorded on the 27th day of December, 2007 in Instrument No. 20071227-0147880 and part of Trustee's Deed from Crystanna Duffy as Co-Trustee to Stone Steps Realty, Inc. as recorded on the 13th day of December, 2006 in Instrument No. 20061213-0153580, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) county taxes for the year 2011 and subsequent years not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JACKSON'S GROVE, PHASE ONE, as recorded in Plat Book 8250, Page(s) 895, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10841, Page 583 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); (4) Easement for Water Line, recorded in Book 5776, Page 868; and (5) Boundary Line Agreement recorded in Book 10728, Page 584, all in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT AND NEVER HAS BEEN THE HOMESTEAD OF THE GRANTOR NOR GRANTOR'S SPOUSE, IF ANY. THEREFORE, SPOUSAL JOINDER IS NOT REQUIRED.

unimproved ( )
This is improved (X) property, known as 1428 Jackson Place, Hermitage, Tennessee 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 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 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/our hand(s) this 15th day of August, 2011.

Jeffrey T. Carneal, Trustee of the JLC Property Trust #1

BY: _____, Trustee
Jeffrey T. Carneal, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 15th day of August, 2011, before me personally appeared Jeffrey T. Carneal, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of The JLC Property Trust #1 dated October 21, 2008, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2011.

_____
Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520