WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071791 DEEDWARR
Recvd: 09/24/12 12:35 2 pgs
Fees:13.00 Taxes:1850.00
20120924-0086567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. & A. Holdings, Inc.	**Same As Owner**	**MAP 115-16**
(NAME) **1110 Meadow Court**	(NAME)	**PARCEL 24.00**
(ADDRESS) **Decatur, IL 62521**	(ADDRESS)	
(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, I, **NANCY JO COBURN, EXECUTRIX OF THE ESTATE OF MARY ESTHER HAM** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L. & A. HOLDINGS, INC., AN ILLINOIS CORPORATION,** 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 in Davidson County, Tennessee, in the 8th Civil District, being Lot No. 11 on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the southerly margin of Jocelyn Hollow Road, the common corner of Lots Nos. 10 and 11; thence with the line between said lots, southerly 639.5 feet to a point in the northerly line of Lot No. 7; thence with the line between Lots Nos. 7 and 11, northwesterly 313.4 feet, and continuing with the same westerly 82.4 feet to a point in the easterly margin of Brook Hollow Road; thence with the margin of said road, northerly, partly along a slight curve, 438.3 feet to the beginning of a curve; thence along said curve, northeasterly 38.9 feet to a point in the southerly margin of Jocelyn Hollow Road; thence with the margin of said road, easterly 275 feet to the beginning.

Being the same property conveyed to Howard M. Ham and wife, Mary Esther Ham by Warranty Deed from Charlotte K. Anderson, dated August 23, 1966, September 13, 1966, of record in Book 4056, page 238, Register's Office for Davidson County, Tennessee and corrected by Instrument of Correction of record in Book 8021, page 190, said Register's Office. The said Howard M. Ham died December 12, 2005 and the said Mary Esther Ham died testate on February 3, 2012 appointing Nancy Jo Coburn as Executrix of her estate by Will of record as Docket Number 12P271 in the Probate Division of the Davidson County Circuit Court.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 47, said Register's Office and (c) Restrictive covenants contained in Book 1427, page 19, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **222 Brook Hollow Road, Nashville, TN 37205**

(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 19th day of September, 2012.

Estate of Mary Esther Ham

By: Nancy Jo Coburn

Nancy Jo Coburn, Executrix

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Placer

Personally appeared before me, the undersigned, of said County, Nancy Jo Coburn, Executrix of the Estate of Mary Esther Ham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2012.

Commission expires:

June 29, 2016

Elizabeth D. Overbey

Notary Public

ELIZABETH D. OVERBEY
Commission # 1983635
Notary Public - California
Placer County
My Comm. Expires Jun 29, 2016