WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120076872 DEEDWARR
Recvd: 10/10/12 10:02 2 pgs
Fees:13.00 Taxes:157.25
20121010-0092744

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(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
Elite Properties LLC	Elite Properties LLC	7-00-0/211.00
(NAME)	(NAME)	
13 Industrial Park Drive, # 400	13 Industrial Park Drive, # 400	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, **Sam Tinnin and wife, Glenda Tinnin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elite Properties, LLC, a Tennessee Limited Liability Company**, 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:

A certain tract or parcel of land located in the 2nd civil district of Davidson County, Tennessee and being more particularly described as follows:

Tinnin Rd Estates tract 4 being located in the 2nd civil district of Davidson County, Tennessee beginning at a large metal post in the north margin of Tinnin Rd same being the southeast corner of this tract and the southwest corner of Wilma Francis Hendricks; thence with said margin North 86 deg 14 min 25 sec W 30.02 feet to an iron rod in the margin; thence leaving Rd with line of tract 3 of Tinnin Rd Estates North 05deg 22 min 18sec E 700.93 feet to an iron rod; thence S 83deg 06min 22sec E 165.00 feet to an iron rod; thence N 03deg 14min 59 sec E 819.54 feet to an iron rod; thence with line of tract 11 of Tinnin Rd Estates S 84deg 37min 42sec E 234.45 feet to an iron rod; thence with the line of tract 10 Tinnin Rd Estates S 05deg 22 min 18 sec W 324.55 feet to an iron rod; thence with the line of tract 7 of Tinnin Rd Estates S 05deg 22 min 18 sec W 551.88 feet to an iron rod; thence with line of Fred B Carnahan Jr, N 82deg 15min 32sec W 136.12 feet to an iron rod at a 28 in hackberry Tree; thence with line of Wilma Francis Hendricks N 83deg 06min 22 sec W 203.12 feet to an iron rod at a post thence S 05deg 22min 18sec W 649.10 feet to the point of beginning containing 5.01 acres more or less by Survey by Carroll Dean Carman Registered Land Surveyor, Tennessee Number 910 address 150 Middle Fork Rd Hartsville, Tennessee 37074 dated June 6th, 2001.

Being the same property conveyed to Sam Tinnin and wife Glenda Tinnin by Quitclaim Deed from Jeremy Lee and wife Tiffany Lee dated August 25th, 2010 and file for record in Inst 20100914-0073112 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing in the Register's Office of Davidson County, Tennessee.

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

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been paid and prorated between the parties.

unimproved ☒

This is improved ☐ property, known as 1973 Tinnin Rd., Goodlettsville, TN 37072
(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.

GD

S.T.

Witness our hands this 5th day of October, 2012.

Sam Tinnin

Glenda Tinnin

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Sam Tinnin and Glenda Tinnin the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2012.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

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