WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,088.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE
LAURA D. PERRY STATE OF

LP13-0109

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAJ Investments, LLC	LAJ Investments, LLC	
109 Sunshine Court	(NAME) 109 Sunshine Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	176-05-056.00
(CITY) (STATE) (ZIP)	(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 TIMOTHY A. HENDRICKS AND ANNA K. HENDRICKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAJ INVESTMENTS, LLC, 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 No. 18 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, Page 512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy A. Hendricks and Anna K. Hendricks by Deed from Secretary of Veterans Affairs of record in Instrument No. 20020624-0075452, Register's Office for Davidson County, Tennessee, dated May 29, 2002 and recorded on June 24, 2002.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, page 512, Book 9678, page 187, Book 9764, page 44, Book 9678, page 213, Book 7857, page 87 and Book 7876, page 67, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 109 Sunshine Court, Antioch, Tennessee 37013
(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 1st day of March, 2013.

Timothy A. Hendricks

Anna K. Hendricks

BILL GARRETT, Davidson County
Trans:T20130019484 DEEDWARR
Recvd: 03/11/13 10:42 2 pgs
Fees:13.00 Taxes:647.83
20130311-0023783

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of March, 2013, before me personally appeared Timothy A. Hendricks and Anna K. Hendricks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of March, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959