BILL GARRETT, Davidson County
Trans:T20130041497 DEEDWARR
Recvd: 05/17/13 14:47 3 pgs
Fees:18.00 Taxes:379.25
20130517-0050206

NEW OWNER:
SEND TAX BILLS TO:
CHAD LAUTT, TRUSTEE
P.O. BOX 23096
NASHVILLE, TN 37202-3096

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP 072-03-0 340.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 ($102,500.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, SADLER PROPERTIES, LLC, a Tennessee Limited Liability Company, has this day bargained and sold and by these presents do hereby transfer and convey unto CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007, the following described parcel of land:

> BEING the westerly one-half of Lot No. 52 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office of Davidson County, Tennessee, as follows:
>
> Said part of Lot No. 52 fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel lines 202.5 feet to a dead line. (ERRONEOUSLY REFERRED TO IN PREVIOUS DEED AS 2002.5 FEET).
>
> BEING the same property conveyed to Sadler Properties, LLC, a Tennessee Liability Company, by Quitclaim Deed from Linda Shymlock and Debra Rice dated February 3, 2003, of record as Instrument 20030219-0022270, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns, in fee simple forever.

GRANTOR COVENANTS with the said GRANTEE that GRANTOR is lawfully seized and possessed of said parcel of land, that GRANTOR has a good right to convey same, and that the same is unencumbered EXCEPT for the 2013 real estate taxes which are to be PRO-RATED and payment assumed by GRANTEE, applicable building and zoning regulations and permits, easements and restrictions of record, if any, and all visible easements.

GRANTOR FURTHER COVENANTS with the said GRANTEE and binds ITSELF, ITS successors and assigns, to warrant and forever defend the title to said parcel land, unto the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

POSSESSION with deed.

WITNESS my hand this the 13th day of May, 2013.

Sadler Properties, LLC
SADLER PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
BY: Debra Rice Secretary
DEBRA RICE, SECRETARY

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 DEBRA RICE with whom I am personally acquainted and who upon her oath acknowledged herself to be the Secretary of Sadler Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said DEBRA RICE as Secretary.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 13th day of May, 2013.

Teresa J. Bennett

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is $102,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Chad Faulk, Trustee

AFFIANT

SWORN to and subscribed before me,

this the 13th day of May, 2013.

Teresa J. Bennett

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: _____

TERESA J. BENNETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 8-20-2014