WARRANTY DEED

Return To:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY

BILL GARRETT, Davidson County 37027
Trans:T20130088440 DEEDWARR
Recvd: 10/14/13 11:13 2 pgs
Fees:13.00 Taxes:569.80

20131014-0107234

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 04, 2013

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L & W TenWay, LLC	L & W TenWay, LLC	04000016100
(NAME) P.O. Box 696, Ste 100	(NAME) P.O. Box 696, Ste 100	04000002400
(ADDRESS) Fairview, TN 37062	(ADDRESS) Fairview, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131622

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, JEFFREY GLENN MORLAND, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **L & W TENWAY, LLC**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

TRACT NO. 1:
Land in the 10th Civil District of Davidson County, Tennessee, described in part according to a survey by Ed Garrett Surveyor, dated February 10, 1954, as follows:

BEGINNING at a point in the center line of Old Hickory Blvd, at the Southwest corner of the property conveyed to George P. Howell and William H. Howell by deed from W.J. Tillman of record in Book 2275, page 81, Register's Office for Davidson County, Tennessee; thence in a Northwesterly direction and with said Howell's West line 250 feet to a point; thence Westerly and parallel with Old Hickory Boulevard 200 feet to a point; thence Southerly and parallel with Howell's line 250 feet to the center line of Old Hickory Blvd; thence North 75° 30' East 100 feet and North 79° 30' East 100 feet to the point of beginning.

TRACT NO. 2:
Property located in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to survey by Warnble & Associates on October 6, 1988, as follows:

BEGINNING at a railroad spike in the center line of Old Hickory Boulevard (State Route 45) said spike being the Southeast corner of property conveyed to J.J.R.A.M.C., Inc., as of record in Deed Book 7261, page 795, Register's Office for Davidson County, Tennessee; thence following the East boundary of said J.J.R.A.M.C., Inc., the property North 06° 16' 29" West 249.38 feet to an iron pin (set) said pin being the Northeast corner of aforementioned J.J.R.A.M.C., Inc., property, said rod also being the point of commencement of herein described property; thence following the North boundary of J.J.R.A.M.C. Inc. property South 81° 55' 08" West 200.00 feet to an iron pin (set), said pin being the Northwest corner of said J.J.R.A.M.C., Inc property, said pin also being on the East boundary line of property conveyed to O. A. Waldrop as of record in Deed Book 2492, page 513, Register's Office for Davidson County, Tennessee; thence following the East boundary of said Waldrop property North 06° 15' 29" West, 434.53 feet to an iron pin (set); thence continuing along said East boundary North 81° 55' 08" East, 200 feet to an iron pin (found) said pin being the most Southeast corner of said Waldrop Property, said pin also being the Northeast corner of property conveyed to J.J.R.A.M.C., Inc., as of record in Deed Book 7120, page 259, Register's Office for Davidson County, Tennessee; thence following the Western boundary of said J.J.R.A.M.C., Inc property South 06° 16' 29" East, 434.50 feet to the point of commencement, containing 86,863 Square feet or 1.99 acres, more or less.

Tract Nos. 1 and 2 BEING all of the same property conveyed to Jeffrey Glenn Morland by Warranty Deed from Jeffery C. Raveling and Cynthia Ann Raveling, husband and wife, dated February 8, 2002 and filed of record in Instrument 20020221-0021976, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7417 Old Hickory Blvd., Whites Creek, TN 37189

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever

defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of October, 2013.

Jeffrey Glenn Morland

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jeffrey Glenn Morland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2013.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public