THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100048**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $123,500.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2013. Notary Public My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert E. Wagner 1324 Barnes Rd Antioch TN 37013	New Owner	Tax Parcel ID No. 17300012300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LOC Distribution, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Wagner, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being land in Davidson County, Tennessee, being shown on the Plat of the John A. Wittes, Jr., et ux, property of record in the Plat Book 5190, Page 457, Register's Office of Davidson County, Tennessee, and being described as follows:

Beginning in the Northerly margin of Barnes Road at the Southeast corner of Lot No. 398 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, Page 68, said Register's Office; thence with the Easterly lines of Lot Nos. 398, 396 and 395 on said plan, North 09 degrees 06 minutes 16 seconds East 241.68 feet to the most Westerly Southwest corner of the property conveying to Clyde E. O'Brien, Sr., ct tax, by deed from I.E. Moore, etal, of record in Book 3068, Page 390, said Register's Office; thence with the Southerly line of the Westerly portion of said O'Brien's property South 88 degrees 21 minutes 12 seconds East 139.05 feet to an iron pin at the Northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, Page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the Westerly line of said Elliott's remaining property South 09 degrees 06 minutes 16 seconds West 259.58 feet to an iron pin in the Northerly margin of Barnes Road; thence with the Northerly margin of Barnes Road North 80 degrees 57 minutes 23 seconds West 137.88 feet to the point of beginning, containing 0.797 acres more or less.

Being the same property conveyed to LOC Distribution, Inc., a Tennessee corporation by Special Warranty Deed from Pinnacle National Bank, recorded on the 31st day of December, 2009 in Instrument No. 20091231-0118784, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20130092050 DEEDWARR
Recvd: 10/28/13 09:30 2 pgs
Fees:13.00 Taxes:456.95

20131028-0111665

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN A. WITTES, JR., ETUX PROPERTY, as recorded in Plat Book 5190, Page(s) 457.

An Easement for Right-of-Way recorded in Book 5139, Page 114 and Book 5643, Page 775.

Easement for Cut and Fill Slopes recorded in Book 2494, Page 119.

Ingress and Egress to the Jones Family Graveyard as shown in Book 3617, Page 441.

This is improved property located at 1324 Barnes Rd Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2013.

LOC Distribution, Inc., a Tennessee corporation
by Bob Nash, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Nash, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is president of LOC Distribution, Inc., a Tennessee corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of October, 2013.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015