BILL GARRETT, Davidson County
Trans:T20140036936 DEEDWARR
Recvd: 05/28/14 08:38 3 pgs
Fees:18.00 Taxes:888.00
20140528-0045523

This instrument prepared by:
Wood Law Offices, P.C.
P.O. Box 636
Parsons, Tennessee 38363

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TWO HUNDRED FORTY THOUSAND AND NO/100----------

----------($240,000.00)----------DOLLARS, cash in hand paid to the Grantors by the Grantees, the receipt of which is hereby acknowledged, WE, **ELIAS MARRERO AND WIFE, ILEANA MARRERO**, as Grantors, have bargained and sold, and by these presents does hereby transfer and convey unto **DEWEY LINEBERRY AND MARIBEL V. LINEBERRY**, as Grantees, their heirs assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 30, 1967, as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, the same being 25 feet South of the center line of Plantation Drive, as extended; thence North 75 deg. 15' East, 161.7 feet, to an iron pin; thence South 16 deg. 05' East, 70 feet, to an iron pin; thence South 75 deg. 10' West, 161.4 feet, to an iron pin in the easterly margin of Old Hickory Boulevard; thence North 16 deg. 15' West along the easterly margin of said Old Hickory Boulevard, 70 feet, to the point of beginning.

INCLUDED in the above described property but specifically EXCLUDED therefrom is that property granted to the State of Tennessee by Agreed Judgment of record in Book 6078, Page 968, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This being the same property as conveyed to Elias Marrero and wife, Ileana Marrero from Terry W. Woodall by deed of record in Instrument No. 20130412-0036684, Register's Office for Davidson County, Tennessee.

This is improved commercial property with a common address of 4900 Old Hickory Boulevard, Hermitage, Tennessee 37076.

Map 075-09-0, Parcel 261.00

Exceptions:

1. Subject to grant of easement and rights-of-way of record in Instrument No. 200008290085096, Register's Office for Davidson County, Tennessee, and all matters set forth therein, unto Crown Communications, Inc.; and prior cellular tower leases originally of record in Book 10830, Page 691; Book 11520, Page 445, as assigned to Crown Castle PT, Inc. in Book 11520, Page 452, and Assignment of Lease unto Crown Communications in Instrument No. 200008290085098, said

Register's Office, prior to grant of easement and rights-of-way, as aforesaid.

2. Subject to easement for water and sewer lines in Book 3793, Page 631, Register's Office for Davidson County, Tennessee; permanent easement for traffic signal for Plantation Drive in Book 10658, Page 942, said Register's Office.

This deed was prepared without the benefit of a survey, therefore, the preparer makes no certification as to the accuracy of the description.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the Grantees, their heirs and assigns in fee simple forever. And the Grantors does covenant with the Grantees that they are lawfully seized and possessed of their interest in said land in fee simple; have a good right to convey it, and that the same is unencumbered.

And the Grantors do further covenant and bind themselves and their heirs and assigns to warrant and forever defend the title to said land unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature this the 21ST day of MAY, 2014.

Elisa Marrero

Ileana Marrero

---ACKNOWLEDGMENT---

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named, **ELIAS MARRERO AND WIFE, ILEANA MARRERO**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Putnam County, Tennessee, this the 21st day of May, 2014.

Deloris Fogue
Notary Public

PUTNAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DELORISE FUQUA

My commission expires 7-19-17.

(Statement required by Chapter 178, Public Acts of 1967 as amended)
STATE OF TENNESSEE
COUNTY OF DECATUR

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

(affiant)

Subscribed to and sworn to before me this the 22nd day of May, 2014.

Stacey Ivey
Notary Public

STACEY IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

My commission expires 8/2/2015.

Person responsible for payment of taxes: Dewey Lineberry and Maribel V. Lineberry, 116 Lineberry Blvd., Mt. Juliet, TN 37122