WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001107 DEEDWARR
Recvd: 01/06/15 13:19 2 pgs
Fees:13.00 Taxes:1665.00
20150106-0001365

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 6-13-17

(AFFIX SEAL)

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LA Investments, LLC	Same as New Owner	Map 130 03 0
(NAME)	(NAME)	
4231 Old Arno Road		Parcel 074.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kelly D. Land, Trustee of the Lynnwood Estate Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LA Investments, LLC, Tennessee limited liability company,** a Tennessee limited liability company, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly part of the southerly 125 feet of Lot No. 152 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly D. Land, Trustee of the Lynnwood Estate Living Trust by Quitclaim Deed fro Kirk R. Leipzig, filed for record on July 7, 2010 as Instrument No. 20100707-0053328, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated, paid and assumed by the grantee(s); and(b) all matters appearing on the plan of record in Book 421, pages 102 and 103, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 623 Lynnwood Boulevard, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 31st day of December, 2014.

Kelly D. Land, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Kelly D. Land**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement, for the benefit of The Lynnwood Estate Living Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 31st day of December, 2014.

Notary Public
My Commission Expires: _____

File No.: 122414447

