WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002880 DEEDWARR
Recvd: 01/13/15 09:31 2 pgs
Fees:13.00 Taxes:1443.00
20150113-0003436

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/1/18
(AFFIX SEAL)

KAREN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Flavio G. Lima, unmarried	Peoples State Bank of Commerce	174 00 0 167.00
(NAME)	(NAME)	
868 Preston Road	7122 Nolensville Rd	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra L. Middleton, Trustee of the Sandra L. Middleton Trust dated July 17, 2008**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Flavio G. Lima, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the East margin of Preston Road being 1770 feet to South right of way of Old Franklin Road then leaving margin of said road, S 77 deg. 45' 40"E 1050.68 feet to a point; thence S 8 deg. 30' 20" W. 234.60 feet to a point; thence N. 80 deg. 32' 20" W 245.76 feet to a point; thence N 7 deg. 44' 20" E 34.60 feet to a point; thence N 75 deg. 30' 30" W 813.33 feet to a point; thence with the East margin of Preston Road N. 8 deg. 04' 40" E 180 feet to the point of beginning containing 5.00 acres, more or less, by survey of Howard George dated 4/20/85.

Being the same property conveyed to Sandra L. Middleton, Trustee of the Sandra L. Middleton Trust, dated July 17, 2008, by Warranty Deed from Sandra Woods Irby and Gregory W. Irby, wife and husband, dated May 28, 2010 and recorded June 7, 2010 in Instrument No. 20100607-0043847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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This is improved property, known as 868 Preston Road, Antioch, TN 37013

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 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 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 hand this 9th day of January, 2015.

Sandra L. Middleton Trust dated July 17, 2008

BY: Sandra L. Middleton, Trustee

Sandra L. Middleton, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sandra L. Middleton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of the Sandra L. Middleton Trust dated July 17, 2008, the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-142832