WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LS Properties, LLC	New Owner	07110004100
(NAME)	(NAME)	
2550 Meridian Blvd, Suite 350	2550 Meridian Blvd, Suite 350	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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, **Ten Talents Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LS Properties, LLC,** 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 located in the 2nd Councilmanic District of Nashville Davidson County, Tennessee being Lot 106, J.B.Haynie's Cumberland Heights of record in Book 57, Page 170, Register's Office for said County, less and except that portion of said Lot 106 contained within the apparent 50 foot wide right of way for Weakley Avenue and the adjacent possibly abandoned 50 foot right of way of Lula Avenue described according to Boundary Survey dated 1/27/05 by Campbell McRae and Associates Surveying, Inc. (John Hood TN R.L.S. #1838) as follows:
Beginning at an iron rod (new) on the apparent northerly margin of Weakley Avenue said rod located N 52 degrees 49 minutes 16 seconds E 93.94 feet from iron rod (old) on the northerly margin of said Weakley Avenue at the Southwest corner of Lot 2, Weakley and Dobbs Subdivision of Lot No. 17, Plan of Brooklyn (Book 57, Page 106, R.O.D.C., TN) and being in the easterly line of the Combs Industrial Services, Inc. land (Instrument # 20001222-0125718 R.O.D.C., TN); thence leaving said margin with the Combs N 44 degrees 34 minutes 18 seconds W) Crossing and old fence and the original Southeast corner of Lot 1 of said Weakley and Dobbs Subdivision at 25.77 feet)for a total distance of 135.95 feet to an iron rod (new) at the intersection of the platted, projected northerly margin of Lula Avenue (50 foot Wide Right of way) and being located S 44 degrees 34 minutes 18 seconds E 42.93 feet from an iron rod (old)at the Northeast corner of said Lot 1, Weakley and Dobbs Subdivision: thence with the northerly margin of said Lula Avenue S 79 degrees 50 minutes 09 seconds E, crossing the easterly margin of said Huron Avenue and the southwest corner of the Zandra Petway Land (Book 9563, Page 932 R.O.D.C., TN) being Lot 107, J.B. Haynie's Cumberland Heights recorded in Book 5, Page 170 R.O.D.C., TN, for a total distance or 162.00 feet to an iron rod (new) at the northwest corner of the L.M. Bowden land (Book 8064, Page 521 R.O.D.C., TN); thence with said Bowden S 03 degrees 00 minutes 55 seconds E 41.42 feet to an iron rod (new) on the northerly margin of said Weakley Avenue' thence with said northerly margin with a curve to the left that has a radius of 740.76 feet and a chord that bears S 67 degrees 54 minutes 06 seconds W a distance of 71.48 feet for an arc length of 71.51 to the point of beginning.
Also convey is all right, title and interest to any portion of Lot 106, J.B. Haynies Cumberland Heights not claimed by the Metropolitan Government of Nashville and Davidson County and any abandoned right of ways and parcels to which the grantor herein may be entitled.

Being the same property conveyed to Ten Talents Properties, LLC by Special Warranty Deed from First Horizon Home Loans, a division of First Tennessee Bank National Association, by its duly authorized attorney in fact, SingleSource Property Solutions, LLC recorded on March 2, 2010 of record in Instrument No. 20100302-0015975, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 501 Weakley Ave, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150010700 DEEDWARR
Recvd: 02/11/15 11:40 2 pgs
Fees:13.00 Taxes:296.00

20150211-0012705

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 9th day of February, 2015.

TEN TALENTS PROPERTIES, LLC

Christopher Choate
Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Choate with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Ten Talents Properties, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and seal this 9th day of February, 2015.

Notary Public
My Commission Expires: 11/13/17

File No.: 10099

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY