Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20150039805 DEEDWARR
Recvd: 05/21/15 15:03 2 pgs
Fees:13.00 Taxes:351.50
20150521-0047181

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 18th day of May, 2015.

Notary Public
My commission expires: 1-8-2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Arthur King 6041 South Mt. Juliet Road Hermitage, TN 37076	New Owner	138000109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darren Keith Lavin, Trustee of the Lavin Family Trust dated November 15, 2000, and individually**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Arthur King**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND located in the 4th Civil District of Davidson County, Tennessee described according to a survey by C. Barry Greer, Surveyor, as follows:

TRACT NO. 5: BEGINNING AT A POINT IN South Mt. Juliet Road, 670 feet in a southerly direction as measured along the westerly margin of Mt. Juliet Road from the southeast corner of the H.L. Ridley property as shown in Book 3283, Page 160, Register's Office for Davidson County, Tennessee; thence South 95 deg. 57' West 230 feet with the westerly margin of South Mt. Juliet Road to a point; thence North 85 deg. 05' West 609.9 feet to a point; thence North 06 deg. 48' East 230 feet to a point; thence south 84 deg. 5' East 606.5 feet to the point of beginning, contained 3.2 acres, more or less.

Being the same property conveyed to Darren Keith Lavin, Trustee of the Lavin Trust dated November 15, 2000 by deed from Darren Keith Lavin, Executor of the Estate of Adolph Charles Lavin, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 03P820, and Executor of the Estate of Emma Jean Lavin, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 03P821, of record at Instrument No. 200406160071319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Acreage amounts are for identification purposes only and the exact amount of acreage is not warranted.

This property is improved property known as 6041 South Mt. Juliet Road, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of May, 2015.

Darren Keith Lavin Trustee

Darren Keith Lavin, Trustee of the
Lavin Trust dated November 15, 2000

Darren Keith Lavin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darren Keith Lavin, Trustee of the Lavin Family Trust dated November 15, 2000**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes and in the capacity therein contained.

Witness my hand in Lebanon, TN, this 18th day of May, 2015.

Ryan Trammel – Notary Public
State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: January 8, 2017

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darren Keith Lavin, individually,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes and in the capacity therein contained.

Witness my hand in Lebanon, TN, this 18th day of May, 2015.

Ryan Trammel – Notary Public
State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: January 8, 2017