# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150066337 DEEDWARR
Recvd: 08/10/15 14:19 2 pgs
Fees:13.00 Taxes:388.50
20150810-0079784

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| LD Consulting, LLC | OWNER | 087-00-0-074.00 |
| (NAME) | (NAME) | |
| 840 Old Lebanon Dirt Road | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (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, **Gail Johnson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **LD Consulting, LLC, 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:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee and described as follows, to wit:

Being Lot No. Six on the unrecorded plan of the division of the Charles Rowlett and wife property, a plat by John D. McCormick, dated November 5, 1989, and more particularly described as follows:

Said Lot No. Six begins at a cedar tree in the westerly margin of Melvin Road, said point also being the northeast corner of this tract and the southeast corner of Lot No. 5; thence leaving the westerly margin of Melvin Road S 63 degrees 00' 48" W 214 feet to a point in Dry Fork Creek, thence S 44 degrees 04' 04" W 532.0 feet to an iron pin, thence S 1 degree 52' 53" W 123.05 feet to an iron pin in the southerly margin of Central Pike, thence following the southerly margin of Central Pike N 87 degrees 54' 20" W 330.25 feet to an iron pin, thence leaving the southerly margin of Central Pike N 5 degrees 28' 40" E 676.15 feet to an iron pin, thence S 84 degrees 18' 20" E 834.35 feet to the point of beginning and containing 7.64 acres, more or less.

EXCLUDED TRACT:
Included in the above-described property, but specifically excluded from the conveyance is that tract of land which was conveyed to Michael Stillman, unmarried, by Warranty Deed from Gail Johnson, unmarried, recorded in Deed Book 9766, Page 157, Register's Office for Davidson County, Tennessee, to which deed reference is made for a complete description of the excluded tract.

Being a portion of the same property conveyed to Gail Johnson by Special Warranty Deed from First American National Bank of record in Book 8587, Page 97, Register's Office for Davidson County, Tennessee, dated March 27, 1992, and recorded on March 30, 1992.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements,

setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 4329 Central Pike, Hermitage, TN 37076

(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 21st day of July, 2015.

Gail Johnson

Gail Johnson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gail Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Lori Holloway

Notary Public
My Commission Expires: 4-20-19

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20458