WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Earheart Group, L.P.	The Earheart Group, L.P.	064-01-0 002.00
(NAME)	(NAME)	
9641 Lebanon Road	9641 Lebanon Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/03/15 13:27 3 pgs
Fees:18.00 Taxes:407.00
20150903-0090019

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ferrell Realty, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **The Earheart Group, L.P.**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 8 on the unrecorded plan of Life and Casualty Insurance Company's Subdivision, near Old Hickory, Tennessee, described as follows:
Beginning in the center of the Old Hopewell Road at a concrete monument, 690 feet northwestwardly from the westerly margin of the Tennessee Central Railway right-of-way; thence south 15 degrees 55' east 256 feet; thence south 3 degrees 43' east 598 feet; thence south 86 degrees 17' west 310.7 feet; thence north 2 degrees 54' east 956 feet to the center of Old Hopewell Road; thence with the center of said road; south 62 degree 40' east 190 feet to the beginning, containing 5.241 acres, more or less.

Being the same property conveyed to C. L. Ferrell and wife, Pauline R. Ferrell by Warranty Deed dated from B.M. Chamption and wife, Gertrude Champion of record in Book 4010, Page 767, Register's Office for Davidson County, Tennessee. C. L. Ferrell predeceased Pauline R. Ferrell leaving her as sole surviving tenant by the entirety. Pauline R. Ferrell died testate on February 16, 1997 devising property to Claude L. Ferrell, Jr., Paul Melvin Ferrell, William C. Ferrell and Laura May Beard as evidenced in her Last Will and Testament under Docket No. 97P-350 in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Ferrell Realty, L.L.C. by Quit Claim Deed dated from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard of record in Book 10409, Page 287, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. L. Ferrell and wife, Pauline R. Ferrell by Warranty Deed dated from B.M. Chamption and wife, Gertrude Champion of record in Book 4010, Page 767, Register's Office for Davidson County, Tennessee. C. L. Ferrell predeceased Pauline R. Ferrell leaving her as sole surviving tenant by the entirety. Pauline R. Ferrell died testate on February 16, 1997 devising property to Claude L. Ferrell, Jr., Paul

Melvin Ferrell, William C. Ferrell and Laura May Beard as evidenced in her Last Will and Testament under Docket No. 97P-350 in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Ferrell Realty, L.L.C. by Quit Claim Deed dated from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard of record in Book 10409, Page 287, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 114 Legion Drive, Old Hickory, TN 37138
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 31 day of Aug, 2015

FERRELL REALTY, LLC

By: Paul M. Ferrell
Paul M. Ferrell, Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Paul M. Ferrell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager_____ of **Ferrell Realty, LLC** the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Manager.

WITNESS my hand and seal this 31st day of August, 2015.

My Commission Expires:
8-14-17

Notary Public

WILSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

