BILL GARRETT, Davidson County
Trans:T20150099349 DEEDQC
Recvd: 11/23/15 09:57 2 pgs
Fees:12.00 Taxes:0.00
20151123-0118439

PREPARED BY:
William Timothy Hill
201 Fourth Avenue North, Suite 1800
Nashville, TN 37219

THIS INSTURMENT HAS BEEN PREPARED WITHOUT TITLE EXAMINATION.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
L & W Ten Way, LLC P.O. Box 696 Fairview, TN 37062	L & W Ten Way, LLC P.O. Box 696 Fairview, TN 37062	04000016100 04000002400

FOR AND IN CONSIDERATION of the sum of **ZERO DOLLARS ($0)**, cash in hand paid by the Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, L & W Ten Way, LLC has this day bargained and sold, and does hereby transfer and convey unto the said L & W Ten Way, LLC, the Grantee herein, its successors, heirs, and assigns, all its right, title and interest in certain real estate in Davidson County, Tennessee as follows:

TRACT NO. 1:
Land in the 10th Civil District of Davidson County, Tennessee, described in part according to a survey by Ed Garrett Surveyor, dated February 10, 1954, as follows:

BEGINNING at a point in the center line of Old Hickory Blvd, at the Southwest corner of the property conveyed to George P. Howell and William H. Howell by deed from W. J. Tillman of record in Book 2275, page 81, Register's Office for Davidson County, Tennessee; thence in a Northwesterly direction and with said Howell's West line 250 feet to a point; thence Westerly and parallel with Old Hickory Boulevard 200 feet to a point; thence Southerly and parallel with Howell's line 250 feet to the center line of Old Hickory Blvd; thence North 75° 30' East 100 feet to the point of beginning.

TRACT NO. 2:
Property located in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to survey by Warnble & Associates on October 6, 1988, as follows:

BEGINNING at a railroad spike in the center line of Old Hickory Boulevard (State Route 45) said spike being the Southeast corner of property conveyed to J.J.R.A.M.C., Inc., as of record in Deed Book 7261, page 795, Register's Office for Davidson County, Tennessee; thence following the East boundary of said J.J.R.A.M.C., Inc., the property North 06° 16' 29" West 249.38 feet to an iron pin (set) said pin being the Northeast corner of aforementioned J.J.R.A.M.C., Inc., property, said rod also being the point of commencement of herein described property; thence following the North boundary of J.J.R.A.M.C., Inc. property South 81° 55' 08" West 200.00 feet to an iron pin (set), said pin being the Northwest corner of said J.J.R.A.M.C., Inc. property, said pin also being on the East boundary line of property conveyed to O.A. Waldrop as of record in Deed Book 2492, page 513, Register's Office for Davidson County, Tennessee; thence following the East boundary of said Waldrop property North 06° 15' 29" West, 434.53 feet to an iron pin (set); thence continuing along said East boundary North 81° 55' 08" East, 200 feet to an iron pin (found) said pin being the most Southeast corner of said Waldrop Property, said pin also being the Northeast corner of property conveyed to J.J.R.A.M.C., Inc., as of record in Deed Book 7120, page 259, Register's Office for Davidson County, Tennessee; thence following the Western boundary of said J.J.R.A.M.C., Inc. property South 06° 16' 29" East, 434.50 feet to the point of commencement, containing 86.863 Square feet or 1.99 acres, more or less.

Tract Nos. 1 and 2 BEING all of the same property conveyed to L & W Ten Way, LLC by deed from Jeffrey Glenn Morland and filed of record in Instrument ~~2013014~~ 20131014-0107234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record

This is **UNIMPROVED** property, known as 7417 Old Hickory Boulevard, Whites Creek, Tennessee.

Whenever used, the singular number shall include the plural; the plural shall include the singular; and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of November 2015.

L & W TEN WAY, LLC

By: Wendell Waller

Title: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Wendell Waller, with whom I am personally acquainted or who provided adequate identification, and who upon oath, acknowledged himself to be the representative of L & W Ten Way, LLC, and being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of November, 2015.

Charlotte E Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Wendell Waller, **Affiant**
Subscribed and sworn before me this the
23 Day of NOV, 2015
, Deputy Register