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Franklin TN 37064

BILL GARRETT, Davidson County
Trans:T20160008022 DEEDWARR
Recvd: 01/29/16 14:38 3 pgs
Fees:18.00 Taxes:592.00
20160129-0009012

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Adventure Home Solutions, LLC
2921 Wingate Avenue
Nashville, TN 37211

**SEND TAX BILLS TO:**
2921 Wingate Avenue
Nashville, TN 37211

**MAP/PARCEL 095-11-0-188.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Marita L. Wolf and Rayma G. Hagar, Co-Trustees of the Juanita M. Trent Revocable Living Trust dated January 26, 1996, hereinafter named "Grantor",** has this day bargained and sold, and does hereby transfer and convey unto **Adventure Home Solutions, LLC, a Tennessee limited liability company, hereinafter named "Grantee",** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**TRACT 1**
**Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, of record in Book 547, page 68, Register's Office, Davidson County, Tennessee, and being known as Tract No. 2 on the unrecorded Map of the Robert G. Northern Lands, in the 3rd Civil District of said County and described according to a copy of a survey made by William Collier Parrish Associates Civil Engineers, described as follows:**
**Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts Nos. 1 and 2; thence with the line between said tracts south 8 degrees 43 minutes West 94.8 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence south 83 degrees 40 minutes west 100.4 feet along the north right-of-way line of said TVA easement to the corner of Tracts 2 and 3; thence with the line between said tracts, north 8 degrees 43 minutes East 99.1 feet to an iron pin in the corner of Tracts 2 and 3; thence with the margin of Woodberry Drive south 81 degrees 17 minutes East 100 feet to the point of beginning containing .22 acres, more or less.**

**TRACT 2:**
**Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Map of the Subdivision of Merritt Farm, of record in Book 547, page 68, Register's Office, Davidson County, Tennessee, and being known as Tract No. 3 on the unrecorded Map of Robert G. Northern Lands in the 3rd Civil District of said County, and described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, November 3, 1958, as follows:**
**Beginning at an iron pin in the south margin of Woodberry Drive at the corner of Tracts 2 and 3; thence with the line between said tracts south 8 degrees 43 minutes west 99.1 feet to a point in the north right-of-way line of a TVA Transmission Easement; thence north 83 degrees 40 minutes west along the north right-of-way line of said TVA easement, 92.45 feet to the common corner of Tract 3 and Lot No. 31 of the Merry Oaks Subdivision, Section 2, of record in Book 2133, page 8, Register's Office for said County; thence with the line between Tract 3 and said Lot No. 31, north 4 degrees 25 minutes east 102.1 feet to an iron pin in the south margin of Woodberry Drive, being the common corner of Tract 3 and said lot No. 31; thence with the margin of said Drive, south 81 degrees 17 minutes east, 100 feet to the beginning and containing .22 acres, more or less.**

**Being the same property conveyed to JUANITA M. TRENT, by deed from H. PHILIP SADLER, ET UX, BERTHA L. SADLER, of record in Book 3614, page 305, dated August 10, 1963, said Register's Office. Being further conveyed to JUANITA M. TRENT, TRUSTEE OF THE JUANITA M. TRENT REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 26, 1996, by Quitclaim Deed from JUANITA M. TRENT, of record in Book 9930, page 63, dated January 26, 1996, said Register's Office. The said Juanita M. Trent having since died on or about March 21, 2005, leaving MARITA L. WOLF AND RAYMA G. HAGAR, CO-TRUSTEES OF THE JUANITA M. TRENT REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 26, 1996.**

This is improved property known as: **2417 Woodberry Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, their successors and representatives, forever.

I COVENANT with the Grantee herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do

warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2016 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 547, page 68, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 27th day of January, 2016.

Marita L. Wolf, Co-Trustee

**Marita L. Wolf, Co-Trustee of the Juanita M. Trent Revocable Living Trust Agreement dated January 26, 1996**

Rayma G. Hagar, Co-Trustee

**Rayma G. Hagar, Co-Trustee of the Juanita M. Trent Revocable Living Trust Agreement dated January 26, 1996**

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marita L. Wolf, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Co-Trustee of the within named bargainor, a Trust, and that she as such Co-Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Marita L. Wolf as such Co-Trustee.

Witness my hand this 27th day of January, 2016.

Notary Public
My Commission Expires: _____

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

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rayma G. Hagar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Co-Trustee of the within named bargainor, a Trust, and that she as such Co-Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Rayma G. Hagar as such Co-Trustee.

Witness my hand this 27th day of January, 2016.

Notary Public
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY