WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/16 11:12 3 pgs
Fees:18.00 Taxes:253.45
20160405-0032444

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Midstate Contractors Inc.	New Owner	Map 13 Parcel 85.00
(NAME)	(NAME)	
223 Connell Street		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, James M. Laborg and Thomas E. Lohman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The 223 Connell Trust, 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:

PARCEL TWO: BEING Lots Nos. 3 and 12 on the Map showing Subdivision of the R. A. Cartwright Heirs Land in Goodlettsville, as of record in Instrument Book 421, Pages 144 and 145, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING in the center of Long Hollow Pike at the corner of Lots Nos. 2 and 3; thence, with the center of said Pike easterly 100 feet to the corner of Lots Nos. 3 and 4; thence, northerly with the line between Lots Nos. 3 and 4 and the line between Lots Nos. 12 and 13; 420 feet to the corner of Lots Nos. 12 and 13; thence, westerly along the line common to Lots 12 and 21, 100 feet to the corner of Lots Nos. 11 and 12; thence with the line between Lots Nos. 11 and 12 and the line between Lots 2 and 3, southerly 420 feet to the beginning.

There is included in the above description, but excluded from this conveyance, that portion of the premises conveyed to William Church, et ux, by deed from Claude B. Garrison, et ux, of record in Instrument Book 3458, Page 459, Register's Office for said County, and that portion of the premises conveyed to Claude B. Garrison, et ux, by Deed from Carl L. Gibson, Sr., Trustee, with full power, of record in Instrument Book 5406, Page 138, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James M. Laborg and Thomas E. Lohman by deed from Noel E. Lanius and wife, Sheila L. Lanius of record in Instrument Book 20060623-0074964, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 421, Page 144-145, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to that portion of the property extending into the center of Long Hollow Pike.

unimproved ☐

This is improved ☑ property, known as 223 Connell Street, Goodlettsville, TN 37072

(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 our hands this 1st day of April, 2016.

James M. Laborg

Thomas E. Lohman

STATE OF TENNESSEE

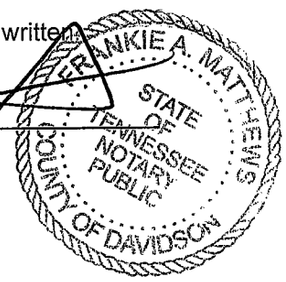
COUNTY OF Robertson

On this 1st day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James M. Laborg and Thomas E. Lohman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-3-16

Notary Public



True Copy Certification

I, Pam S Atchley, 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews, a notary public for this county and state, Pam S Atchley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-3-16

Notary' Seal (if on paper)