BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160032103 DEEDWARR
Recvd: 04/19/16 14:43 2 pgs
Fees: 13.00 Taxes: 1561.40
20160419-0037877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 18, 2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lightfoot Graham Development, LLC	New Owner	
(NAME) 2711 9th Ave. S	(NAME)	13209001800/
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WHITNEY FRAZIER EARNEST AND CARL CULLEN EARNEST, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIGHTFOOT GRAHAM DEVELOPMENT, 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 tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the Southerly 76 and 1/2 feet of Lot No. 4 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the center of Lea Avenue, now known as Lealand Lane, North 2 degrees 30 minutes East 600 feet from the center of Battery Road, the Northeast corner of Lot No. 3 on said Plan; thence North 2 degrees 30 minutes East, with the center of said Lea Avenue, now known as Lealand Lane 76 and 1/2 feet; thence Westerly parallel with and 23 and 1/2 feet Southerly from the line of Lot No.5 on said Plan, 213 feet, more or less, to a dead line; thence Southerly 76 and 1/2 feet to the Northwest corner of said Lot No. 3; thence Easterly with the line between said Lots Nos. 3 and 4, 213.68 feet to the point of beginning.

Being the same property conveyed to Whitney L. Frazier and Carl Cullen Earnest, both unmarried, as joint tenants with rights of survivorship by Warranty Deed from Lindsay E. Craig, unmarried, recorded on the 15th day of May, 2013 in Instrument No. 20130515-0048775, in the Register's Office of Davidson County, Tennessee. Whitney L. Frazier is now known as Whitney Frazier Earnest.

This conveyance is subject to 2016 Real Property taxes; and Subject to Right-of-way of Lealand Lane.

This is unimproved _ improved x property, known as 4423 Lealand Lane, Nashville, TN 37204
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 18 day of April, 2016

WHITNEY FRAZIER EARNEST

CARL CULLEN EARNEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Whitney Frazier Earnest and Carl Cullen Earnest, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of April, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019