Davidson County	DEEDWARR
Recvd: 06/20/16 15:01	3 pgs
Fees:18.00 Taxes:407.00	
20160620-0062640	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF JUNE, 2016,

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Berton Lee Gilliam	MAP-PARCEL NO(S).
Berton Lee Gilliam	~~NEW OWNER~~	081 03 0 133.00
(NAME)	(NAME)	
2403 Middle St.	20032 Hwy 41	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Chattanooga, TN 37419	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **L.A.N.D. Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Berton Lee Gilliam, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 23 in the Subdivision of Lot No. 37 in Owen's Plan Buena Vista, as of Record Book 57, page 26, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the westerly side of Middle Street and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Land Group LLC and/or assigns by Warranty Deed from Jimmie Lou Ransom, an unmarried woman and Rachel Donaldson and Lloyd Ransom and Floyd Ransom and Clifford Ransom and Jessie Shane Ransom and Kimberly Perez and Rhonda Ransom dated May 13, 2016 and recorded May 23, 2016 as Instrument No. 201605230051143, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MAI-162936SSO

unimproved ☐
This is improved ☒ property, known as 2403 Middle St., Nashville, TN 37208

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, has 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 17th day of June, 2016.

L.A.N.D. Group, LLC

by Brandon C. Knox, Managing Member

STATE OF Tennessee

County OF Davidson

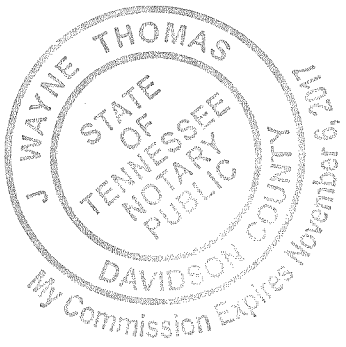
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon C. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing member, and is authorized to execute the instrument on behalf of L.A.N.D. Group, LLC, the within named bargainor, and that he as such managing member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as managing member.

Witness my hand and official seal, this the 17th of June, 2016.

Notary Public

My Commission Expires:

(SEAL)



File Number: MAI-162936SSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith