P16-7461-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160055797 DEEDWARR
Recvd: 06/30/16 09:47 2 pgs
Fees:13.00 Taxes:296.00
20160630-0066798

R. L. MOORE 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 ~~$ 80,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Two Tuckers, LLC		163-00-0-171.00 and
709 Crescent Road	New Owner	163-00-0-036.00
Nashville, TN 37205		
(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, **Estate of Thomas A. Lundborg**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Two Tuckers, 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:

TRACT 1: 1411 Rural Hill Road (163-00-0-171.00)

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the easterly margin of Rural Hill Rd., a common corner of the property herein conveyed and the property conveyed to Wendell V. Cooper and wife, by Deed from Thomas Smithson and wife, of record in Book 4059, page 544, Register's Office for Davidson County, Tennessee; thence north 86° 45' west 825 feet to a point; thence north 4-1/2° east with Coopers line extended, 158.4 feet to a point; thence south 86° 45' east 825 feet to a point in the easterly margin of Rural Hill Rd.; thence with the easterly margin of Rural Hill Rd., south 54-1/2° 158.4 feet to the point of BEGINNING, containing 3 acres, more or less.

TRACT 2: 1421 Rural Hill Road (163-00-0-036.00)

Land in the 2nd, formerly the 5th Civil District, of Davidson County, Tennessee, described as follows: BEGINNING at a point at the right of way line on the west side of Rural Hill Road; thence south 80° 15' west 388.1 feet to a point in the center of the Old Mt. View Rd.; thence north 73° west 282.6 feet to another point in the center of the said Old Mt. View Rd.; thence south 71° west with the center of the said Old Mt. View Rd.; 172 feet to a point; thence north 4° 30' east 300 feet to an iron stake; thence south 86° 45' east 825 feet to an iron stake at the west right of way line of Rural Hill Rd.; thence south 4° 30' west 330 feet to the point of BEGINNING, containing 6.70 acres, more or less.

Being the same property conveyed to Thomas A. Lundborg and wife, Juanita S. Lundborg by Warranty deed from Wendell V. Cooper and wife, Thelma M. Cooper a/k/a Jane M. Cooper of record in Book 5750, page 980, Register's Office for Davidson County, Tennessee, dated May 15, 1981 and recorded on May 29, 1981.

The said Juanita S. Lundborg died February 9, 1997, leaving Thomas A. Lundborg (Sr.) as tenant by the entirety. The said Thomas A. Lundborg, (Sr.) died April 11, 2009, his estate and Last Will and Testament being probated of record in Docket No. 09P-709 in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1411 and 1421 Rural Hill Road, Antioch, TN 37013.**

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 my hand(s) this the 28th day of June, 2016.

Estate of Thomas A. Lundborg

Executor

By: Thomas A. Lundborg, Jr., Executor

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 **Thomas A. Lundborg, Jr., Executor of the Estate of Thomas A. Lundborg,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY