NEW OWNER:

SYNERGY REAL ESTATE HOLDINGS, LLC
4601 NOLENSVILLE PIKE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

Map 065
Group 13
Parcel 065.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 16-0942

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160061938 DEEDWARR
Recvd: 07/19/16 10:47 3 pgs
Fees:18.00 Taxes:2220.00
20160719-0074113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Thousand and 00/100 Dollars ($600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WENDELL ETHRIDGE AS TRUSTEE OF THE TRUST AGREEMENT DATED MAY 30, 2008** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SYNERGY REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land situated and lying in the 4th Civil District of Davidson County, Tennessee, bound and described as follows:

Beginning at an iron pin on the northerly right-of-way of Lebanon Road, said point being 141.0 feet east of the easterly right-of-way of Big Horn Drive; thence leaving Lebanon Road, north 12° 27' west, 245.97 feet to a concrete monument, said point being the southeast corner of Sherwood Forest Subdivision, Section One, Book 4175, page 153, Register's Office for Davidson County, Tennessee; thence with said subdivision, north 12° 25' west, 54.03 feet to an iron pin; thence with subdivision, north 72° 07' east., 277.00 feet to an iron pin; thence leaving said subdivision, north 72° 07' east, 277.00 feet to an iron pin; thence with the line between subject tract and property of Agnes George, south 3° 21' east, 310.00 feet to an iron pin on the northerly right of way of Lebanon Road; thence with same, south 72° 26' west, 227.67 feet to the point of beginning and containing 1.73 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a tract of land conveyed to the State of Tennessee for purposes of a roadway, by deed dated January 27, 1995 and of record in Book 9589, Page 217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **WENDELL ETHRIDGE AS TRUSTEE OF THE TRUST AGREEMENT DATED MAY 30, 2008**, by Warranty Deed from David B. Foutch, Executor of the Estate of Bascom Cooksey, Jr., of record in Instrument Number 20080604-0057248, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4815 LEBANON PIKE, HERMITAGE TN, 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4715, Page 87, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of July, 2016.

WENDELL ETHRIDGE, AS TRUSTEE OF THE TRUST AGREEMENT DATED MAY 20, 2008

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **WENDELL ETHRIDGE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the **TRUSTEE OF THE TRUST AGREEMENT DATED MAY 30, 2008**, the within-named bargainor, and as such authorized trustee, being given the authority to so do, executed the within instrument on behalf of the trust by signing his name as such authorized trustee.

WITNESS my hand and official seal at office this 15th day of July, 2016.

Tina Dyer

NOTARY PUBLIC

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 2/1/17

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The actual consideration or value, whichever is greater, for this transfer is **$600,000.00** .

AFFIANT

Sworn to and subscribed to before me this ~~15th~~ 18th day of July, 2016.

NOTARY PUBLIC

My commission expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.