BILL GARRETT, Davidson County
Trans:T20160072664 DEEDWARRSP
Recvd: 08/19/16 14:13 3 pgs
Fees:18.00 Taxes:129.50
20160819-0087043

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this the 27 day of June, 2016.

HANNAH MCGRAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Notary Public

My Commission Expires: 7 / 8 / 2019

This instrument prepared by:

Phillip Smith

6617 River View Dr.

Nashville, TN 37209

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
LD Consulting, LLC 840 Old Lebanon Dirt Rd Hermitage, TN 37076 Attn: Dwight Holland	[SAME]	Part of Map 86 Parcels 47.02 &46.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sustainable Enterprises, Inc.**, a Tennessee For-Profit Corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **LD Consulting, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

Land in Nashville, Davidson County, Tennessee, being Lot No. 1, as further shown and described on the Final Plat for Judah Subdivision of record in in the Register's Office for Davidson County, Tennessee at Instrument Number 20110322-0022136.

Being the same property conveyed to Sustainable Enterprises, Inc. by Alson A. Young and wife, Roberta J. Young, by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20110607-0043529.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2016 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the _____ day of June, 2016.

GRANTOR:

SUSTAINABLE ENTERPRISES, INC.,
A Tennessee For-Profit Corporation

By: _____

Print Name: Phillip A. Smith

Its: President

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 Phillip Smith, 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 President (*Title*) of Sustainable Enterprises, Inc. a Tennessee For-Profit Corporation (the "Corporation"), the bargainor, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Corporation by himself as such Officer.

Witness my hand and seal the 27 day of June, 2016.

_____
Notary Public

My Commission Expires: 7 / 8 / 2019

HANNAH MCGRAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019