NEW OWNER:

Anthony J. Wisniewski
Nancy M. Wisniewski
623 Lynnwood Blvd
Nashville, TN 37205

SEND TAX BILLS TO:

Landmark Community Bank
1015 W. Poplar Avenue
Collierville, TN 38017

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0726

Map 130, Group 03-0, Parcel 074.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160082598 DEEDWARR
Recvd: 09/20/16 15:44 3 pgs
Fees:18.00 Taxes:4773.00
20160920-0099131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Two Hundred Ninety Thousand and 00/100 Dollars ($1,290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LA INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ANTHONY J. WISNIEWSKI AND NANCY M. WISNIEWSKI, husband and wife,** ("Grantees"), their 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 in Davidson County, Tennessee, being the easterly part of the southerly 125 feet of Lot No. 152 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Plat Book 421, Page 102 and 103, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to LA Investments, LLC., a Tennessee limited liability company, by Warranty Deed from Kelly D. Land, Trustee of the Lynnwood Estate Trust, dated December 31, 2014, and of record in Instrument No. 20150106-0001365, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 623 Lynnwood Blvd, Nashville, Tennessee 37205.

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

GRANTOR covenants with said Grantees 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **September, 2016**.

LA INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
Nathan Lyons, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **Member** of, **LA Investments, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 16th day of **September, 2016**.

BRITTANY T. DUGAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 4-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **1,290,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16TH day of **September, 2016**.

NOTARY PUBLIC

My commission expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018