WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103190 DEEDWARR
Recvd: 11/22/16 09:46 2 pgs
Fees:13.00 Taxes:444.00
20161122-0123125

B-JG-16-6015-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-19

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lai Olstad, LLC	**New Owner**	
(NAME)	(NAME)	**086-01-0-038.00**
2808 Renee Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEAN CHIW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAI OLSTAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 146 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alvin Douglas Carter, Jr., and wife, Brenda Cheryl Carter by Warranty Deed from Preston L. Campbell and wife, Josephine C. Campbell, of record in Book 6920, page 389, Register's Office for Davidson County, Tennessee, dated July 14, 1986 and recorded on July 17, 1986. The said Brenda Cheryl Carter died on June 12, 2003, leaving her husband, Alvin Douglas Carter, Jr., as the surviving tenant by the entirety. The said Alvin Douglas Carter, Jr. having since died on August 21, 2014 as referenced by Probate filed on August 25, 2014, Case No. 14P1414, Seventh Circuit Court for Davidson County, Tennessee. Said Trywanna Rena' Carter as Administratrix of The Estate of Alvin Douglas Carter being authorized to sell and convey subject property as set out in Order of record in the Seventh Circuit Court, Case No. 14P1414, Probate Court Division, for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $49,000.00.)

Being the same property conveyed to The Senter Enterprises Group, LLC by Warranty Deed from Trywanna Rena' Carter, Administratrix of the Estate of Alvin Douglas Carter, Jr., of record in Instrument No. 20150128-0007978, Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015. (Value of consideration shown in aforementioned deed $50,000.00.)

Being the same property conveyed to Bean Chiw, unmarried by Warranty Deed from The Senter Enterprises Group, LLC, of record in Instrument No. 20150128-0007979, Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015. (Value of consideration shown in aforementioned deed $77,000.00.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instruments of record in Book 3130, Page 623 and Book 3161, Page 279, Register's Office for Davidson County, Tennessee. Restrictions in said instruments have since expired.
- Deed of Easement of record in Book 7464, Page 275, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6015 Panama Drive , Hermitage, Tennessee 37076-2413**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF NOVEMBER, 2016.

Bean Chiw by Alex See Attorney-in-fact

Bean Chiw by Alex See, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex See, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BEAN CHIW, and who acknowledged he/she/they executed the same as the free act and deed of the said BEAN CHIW.

Witness my hand and official seal, this the 18th of November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212