NEW OWNER:

THEODORE J. BERTUCA
718 Thompson Lane, Suite 108-270
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1838

Map 98 Parcel 47.00 (Davidson County)
Map 97, Parcel 50.00 (part of) (Wilson County)
Map 97, Parcel 50.02 (part of) (Wilson County)

BILL GARRETT, Davidson County
Trans:T20160105847 DEEDWARR
Recvd: 12/01/16 15:10 3 pgs
Fees:17.00 Taxes:0.00
20161201-0126264

BK/PG: 1733/2153-2155
16598066

3 PGS:AL-DEED	
JACKIE BATCH: 356805	
12/01/2016 - 01:09 PM	
VALUE	1037182.37
MORTGAGE TAX	0.00
TRANSFER TAX	3837.57
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3855.57

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Thirty-Seven Thousand One Hundred Eighty-Two and 37/100 Dollars ($1,037,182.37)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN DANIEL LILES and wife, LISA A. LILES** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **THEODORE J. BERTUCA**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **WILSON and DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 25th Civil District of WILSON County, Tennessee, and located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 2, containing 10.14 acres, more or less; Lot No. 3, containing 15.31 acres, more or less; Lot No. 4, containing 14.14 acres, more or less; and Lot No. 5, containing 15.57 acres, more or less, as shown on the survey entitled, "Boundary Survey for John D. Liles and wife, Lisa A. Liles", as prepared by Jim Carman, TNRLS No.: 2053, Carroll Carman Surveying, 150 Middle Fork Road, Hartsville, Tennessee 37074, dated October 18, 2016 and of record in Plat Book 28, Page 834, in the Register's Office for Wilson County, Tennessee and on Instrument No. 20161123-0123967, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Together with and subject to a 20-foot wide sewer line easement exists across portions of the above- described lots and Lot No. 1 on the above-referenced plats for benefit of the Lot Nos. 1 through 5 of the John D.

Liles and wife Lisa A. Liles Property, and the remaining John D. Liles property to the east, as shown on the above-referenced plats and as further set forth in Book 1730, Page 1078, in the Register's Office for Wilson County, Tennessee and Instrument No. 201611090118782, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property vested in JOHN D. LILES and wife, LISA A. LILES, by virtue of a Quitclaim Deed from John D. Liles and wife, Lisa A. Liles, dated July 21, 2005, and of record in Instrument No. 20050721-0085156, in the Register's Office for Davidson County, Tennessee. Also being a portion of the same property vested in JOHN D. LILES and wife, LISA A. LILES, by virtue of a Quitclaim Deed from John D. Liles and wife, Lisa A. Liles, dated July 21, 2005, and of record in Book 1125, Page 1625, in the Register's Office for Wilson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED and UNIMPROVED PROPERTY which has the address of **3169 EARHART ROAD, HERMITAGE, TN 37076; and 5590 JOHN HAGER RD., MT. JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs 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 28, Page 834, in the Register's Office for Wilson County, Tennessee, and in Instrument No. 20161123-0123967, in the Register's Office for Davidson County, Tennessee, and any and all restrictions, existing roadways, easements and rights-of-way of record.

THIS CONVEYANCE is subject to the following restrictions: No mobile homes; no modular homes; no manufactured homes; no moved-in homes; no commercial swine operations; no commercial poultry operations.

This property may be subject to rollback taxes. Grantee intends to continue the greenbelt classification and will file any form necessary to continue the classification within ninety (90)

days from this date, and hereby assumes sole responsibility for any rollback taxes which may be assessed due to Grantee's failure to timely file or qualify for greenbelt.

POSSESSION of house and land shall be given date of deed. POSSESSION of detached garage shall be given on or before January 29, 2017.

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

WITNESS OUR SIGNATURE hereto this 1st day of December, 2016.

JOHN DANIEL LILES

LISA A. LILES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN DANIEL LILES and LISA A. LILES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th 1st day of November December, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$1,037,182.37**.

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2016.

NOTARY PUBLIC

My commission expires: My Commission Expires March 07, 2017

CONNIE J. CARDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CONNIE J. CARDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY