BILL GARRETT, Davidson County
Trans:T20160107129 DEEDWARR
Recvd: 12/06/16 12:43 2 pgs
Fees:13.00 Taxes:3.70
20161206-0127919

JOVIA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires DEC 6, 2016 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2016. Notary Public My commission expires: 12/6/16

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Laurento Properties, LLC	Laurento Properties, LLC	053-12-0-007-00
239 Owl Drive	239 Owl Drive	
Lebanon, TN 37087	Lebanon, TN 37087	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ferrell Realty, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Laurento Properties, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 4th Civil District of said County, and being part of the property shown on a map entitled Subdivision Map 3, of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, Register's Office for said County, and described more particularly as follows:

The property herein conveyed is shown on said map, but it is not subdivided and said lot begins at the northeasterly corner of Lot No. 14, Block "D" as shown on said map and runs northerly in a continuation of the line between Lots 14 and 15 of Block "D" to the southerly line of the Tennessee Central Railroad right-of-way, 165 feet, more or less; thence westerly 90 feet along the said right-of-way of the Tennessee Central Railroad; thence southerly and parallel to the first course, 165 feet, more or less; thence easterly 90 feet to the point of beginning.

Being the same property conveyed to Ferrell Realty, L.L.C. by quitclaim deed from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard of record in Book 10409, page 285, Register's Office for Davidson County, Tennessee, dated 02/26/1997 and recorded on 04/08/1997.

This is ☐ improved ☐ unimproved property known as **2927 Lawrence Court, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of November, 2016.

Gayle Wilson, manager
Ferrell Realty, LLC

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gayle Wilson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Chief Manager (or other officer authorized to execute the instrument) of Ferrell Realty L.L.C., the within named bargainor, a Tennessee limited liability company, and that Gayle Wilson as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him/herself as Chief Manager.

Witness my hand and official seal this 16th day of November, 2016.

Jovia King
Notary Public
My Commission Expires: 12/6/16

JOVIA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC 6, 2016

SolomonParks File No. 416131