WARRANTY DEED

NAT-
170200

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Las Tierritas, LLC	Las Tierritas, LLC c/o Carlos Figueroa	075-0201 and 075-02102
(NAME)	(NAME)	
4504 Central Pike	1115 S. Wrights Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Gallatin TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170018446 DEEDWARR
Recvd: 03/03/17 09:30 2 pgs
Fees:12.00 Taxes:0.00
20170303-0021142

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 considerations, the receipt of which is hereby acknowledged, **Jeff Cripps, Executor of the Estate of J. B. Cripps**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Las Tierritas, LLC, a Limited Liability Company**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Wilson** and Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

Land in Wilson and Davidson Counties, Tennessee, being Lot No. 1 on the Re-Subdivision of the Herman Odum Subdivision, Tract No. 1-A as of record in Plat Book 18, Page 356, in the Register's Office for Wilson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Tract No. 2:

Land in Wilson and Davidson Counties, Tennessee, being Lot No. 2 on the Re-Subdivision of the Herman Odum Subdivision, Tract No. 1-A as of record in Plat Book 18, Page 356, in the Register's Office for Wilson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to J.B. Cripps by Quitclaim Deed from Jeffery D. Cripps, dated 04/05/2010 recorded 04/09/2010, of record in Book 1393, Page 906, in the Register's Office for Wilson County, Tennessee and recorded 07/20/2011 of record in Instrument No. 20110720-0055429, in the Register's Office for Davidson County, Tennessee. J.B. Cripps died testate on September 27, 2014, devising subject property to Alfred Cripps, Gayle Cripps, Jason Cripps, Jeff Cripps and Angela R. Snow, as evidenced in the Last Will and Testament of J.B. Cripps entered in Will Book 29, Page 1, in the Probate Court Clerk's Office for Wilson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 18, Page 356; and, Right of Way Easements of record in Deed Book 173, Page 459, Deed Book 409, Page 544 and Book 1300, Page 1964, in the Register's Office for Wilson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4504 Central Pike, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 16th day of February, 2017.

ESTATE OF JAVIN B. CRIPPS

By: Jeff D. Cripps, Executor

BK/PG: 1746/2062-2063

17604629

2 PGS:AL-DEED	
JACKIE BATCH: 362626	
02/23/2017 - 09:30 AM	
VALUE	260000.00
MORTGAGE TAX	0.00
TRANSFER TAX	962.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	975.00

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

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, JEFF D. CRIPPS, 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 Executor of the Estate of JAVIN B. CRIPPS, the within named bargainor, and he/they as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

WITNESS my hand and seal, this 16th day of February, 2017.

My Commission Expires:	
8.14.17	Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-35788
SMG TN Warranty Deed