This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP PARCEL No.: 11907005500
SEND TAX BILLS TO

NAME AND ADDRESS OF NEW OWNERS:

New Owner

Waller Properties II, LLC
110 Sugarcreek Lane
Smyrna, TN 37167

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20170044388 DEEDWARR
Recvd: 05/25/17 09:16 2 pgs
Fees:13.00 Taxes:253.76
20170525-0051947

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

David B. Longyear, unmarried, the undersigned, hereby referred to as the GRANTOR, has bargained and sold and do hereby transfer and convey unto **Waller Properties II, LLC**, hereby referred to as the GRANTEE, and it's successors and/or assigns forever, that certain parcel of real estate situated in the Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of of **Lot No. 64A** on the Plan of Zone Lot Division Lot No. 64, **Lakeshore Woods SECTION** 3 according to survey and plat of same appearing of record in Plat Book 6250 pages 255, as corrected in Plat Book 6492, Page 195, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same as the property conveyed by Luanne Paquette, to David B. Longyear, by deed appearing of record as Instrument No. 20060719-0087317 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all matters as shown on plat of record in Plat Book 6250, Page 255, as corrected in Plat Book 62492, Page 195, Register's Office for Davidson County, Tennessee; all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities and any and all restrictive covenants of record in Record Book 6063, Page 351; Record Book 6112, Page 546; Record Book 6230, Page 385; and Record Book 6492, Page 195, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3379 Oak Trees Court, Antioch, TN 37013..

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, its successors and/or assigns, forever.

AND Grantor does covenant with the said Grantee herein that he is lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2017 property taxes are being prorated between the parties hereto, the Grantee assuming payment thereof.

AND, Grantor does further covenant and bind himself, and his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS MY HANDS this 23rd day of May, 2017.

David B. Longyear

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named David B. Longyear , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 23rd day of May, 2017.

Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 8/16/2020

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $68,583.59, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Waller Properties, LLC
Affiant Mike Waller

Sworn to and subscribed before me this the 23rd day of May, 2017.

Notary Public

My commission expires: 8/16/2020

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.