WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Ladina A. Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ladina A. Braden	Ladina A. Braden	Parcel ID:
7018 Nickalus Way	7018 Nickalus Way	04411003401
Spring Hill, TN 37174	Spring Hill, TN 37174	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 109

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ladina A. Braden , unmarried

hereinafter called the GRANTEES, their heirs and assigns, a 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. 135 on the Plan of Section A-I and Part of Section A, Village of Old Hickory of record in Book 1424, Page 101, Register's Office for Davidson County, Tennessee. Said Lot 135 ends at a point in the north margin of Buffalo Street, the common corner of Lots 135 and 136, and thence with the line between said two lots northerly 202.8 feet to a point; thence South 83 degrees 06 minutes East 22.8 feet to a point; thence Southerly with the line between Lots 135 and 134, 190.9 feet to a point in the northerly margin of Buffalo Street; thence with the margin of same southwesterly 75.3 feet to the beginning.

Being the same property conveyed to Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 109, by Quitclaim Deed from Ricky L. McClintock and Laurel N. McClintock, husband and wife, of record in Instrument 20160516-0048547, said Register's Office, dated May 13, 2016. See also deed of record in Instrument 20040405-0038075, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2029, Page 72 amended in Book 2447, Page 151, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 101, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 109-111 Buffalo Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20170048383 DEEDWARR
Recvd: 06/07/17 10:16 2 pgs
Fees:13.00 Taxes:407.00
20170607-0056869

Witness my hand this 6th day of June, 2017.

Old Hickory Property, LLC

BY: _____
Ricky L. McClintock
Manager/Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager/Member respectively of the Old Hickory Property, LLC the within named bargainer, and that he/she as such Manager/Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Ricky L. McClintock as such Manager/Member.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2017.

My Commission Expires: 7.2.18 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.