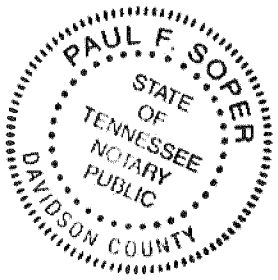
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asset Management, LLC	Same as new owner	029-00-0-160.01
(NAME) 5860 Eatons Creek Rd.	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/15/17 11:12 3 pgs
Fees:18.00 Taxes:388.50
20170815-0083572

FOR AND 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, RONALD L. SADLER AND WIFE, KAREN T. SADLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASSET MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fourteenth Civil District of Davidson County, Tennessee, described according to survey made by E. J. Miller, Jr. & Company of Nashville, Tennessee, dated February 20, 1963, and designated thereon as Tract "A", described as follows:

Beginning at a point in the centerline of Forte Road, the Southeast corner of this tract and Lankford's Northeast corner; thence leaving said road along Lankford's Easterly line, North 89 degrees West 270.0 feet to an iron pin, the Southwest corner of this tract and a Southeast corner of Alexander; thence along Alexander's line, North I degree East 171.0 feet to an iron pin; thence continuing with Alexander, South 89 degrees 10 minutes East 253.0 feet to a point in the centerline of Forte Road; thence along said centerline South 20 degrees 30 minutes East 46.0 feet to a railroad spike, and South 1 degree West 125.0 feet to the point of beginning.

Being the same property conveyed to RONALD L. SADLER AND WIFE, KAREN T. SADLER, by deed from KATHERINE D. DUGGER, UNMARRIED, of record in Instrument No. 20080821-0085853, dated August 19, 2008, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown according to survey made by E. J. Miller, Jr. & Company of Nashville, Tennessee, dated February 20, 1963, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3635 Forte Road, Joelton, TN 37080

(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 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.

Witness our hands this 14th day of August, 2017.

Ronald L. Sadler

Karen T. Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald L. Sadler and Karen T. Sadler, the within named bargainors, 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 Nashville, TN, this 14th day of August.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

