1/ GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20170074088 DEEDWARR
Recvd: 08/24/17 16:06 4 pgs
Fees:23.00 Taxes:7955.00
20170824-0087289

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>CATHERINE H. GWYN<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, Tennessee 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of August, 2017.<br><br>Notary Public<br><br>My Commission Expires: 10-14-2019 |

DONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| La Capanna, LLC<br>1066 Vaughn Crest Drive<br>Franklin, TN 37069 | SAME | Map 155-12-0-287.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **APPALACHIAN LAND & LEASING COMPANY, LLC**, a Florida limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **LA CAPANNA, LLC**, a Tennessee

limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the Map entitled the Plan of Revision One, Shoppes on the Harpeth, of record in Instrument No. 20070807-0093922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Appalachian Land & Leasing Company, LLC, a Kentucky limited liability company by deed from Harold E. Crye, Trustee of The Harold E. Crye Living Trust, of record in Instrument No. 20100108-0001956, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20170816-0084090, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20070807-0093922, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Line to the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 8019, page 132, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Line to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 8248, page 230, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Water Line to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 8248, page 232, Register's Office for Davidson County, Tennessee.

6. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20030605-0078156, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20100726-0058054, Register's Office for Davidson County, Tennessee.

8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20100726-0058053, Register's Office for Davidson County, Tennessee.

9. Easement and Restrictive Covenant Agreement of record in Instrument No. 20070404-0040621, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Instrument No. 20070816-0097791 and Second Amendment of record in Instrument No. 20080702-0068647, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8100 Highway 100, Nashville, TN 37221.**

**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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 23 day of August, 2017.

**APPALACHIAN LAND & LEASING COMPANY, LLC,** a Florida limited liability company

By: _____

Name: Theresa Hammonds Johnson

Title: President

Kentucky
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THERESA HAMMONDS JOHNSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **President** of the maker or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 23 day of August, 2017.

Notary Public

My Commission Expires: 1-12-2021