NEW OWNER:

Cundiff Farms
4309 Lindawood Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0546 FR

Parcel 130-08-0-K-001.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 14726 DEEDWARR
10/17/2017 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20171017-0106404

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Seventy-Five Thousand and 00/100 Dollars** ($**1,375,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **4309 LINDAWOOD LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CUNDIFF FARMS, a Kentucky general partnership** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4309 on the Plan of Lindawood Drive Cottages of record in Plat Instrument No. 20150814-0081856, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 4309 Lindawood, LLC, a Tennessee limited liability company by Warranty deed from The Robison Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20150716-0069381 Register's Office for Davidson County, Tennessee, dated July 1, 2015 and recorded on July 6, 2015.

Being improved property also known as 4309 Lindawood Drive Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **October, 2017**.

4309 LINDAWOOD LLC, by Nathan Lyons, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **an Authorized Member** of, **4309 Lindawood, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 12th day of **October, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,375,000.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of **October, 2017**.

NOTARY PUBLIC

My commission expires: 7-24-21

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019