Bill Garrett Davidson County
Batch# 48892 DEEDWARR
01/18/2018 12:29:42 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20180118-0005328

Instrument prepared by:
Michael A. Johnson
Kay Griffin, PLLC
222 Second Avenue North, Suite 340-M
Nashville, TN 37201
615-742-4800

Address Of New Owners:	Send Tax Bill To:	Map / Parcel:
Stevenson Trust No. 5 and Stevenson Trust No. 7 4124 Franklin Pike Nashville, TN 37204	Same	106 07 0 058.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LCT, LP ("Grantor"), for and in consideration of the sum of Thirty Thousand and no/100 Dollars ($30,000.00), cash in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, remise and release unto Stevenson Trust No. 5 and Stevenson Trust No. 7 ("Grantees") the following property ("Property"):

Bound on the south and east by Louisville and Nashville Railroad and located west of Spence Lane, north of I-40 and south of Elm Hill Pike, more particularly described as follows:

Beginning at a point on the northerly margin of Louisville and Nashville Railroad, North 68° 02' West 179.90 feet from a concrete monument at the northwesterly corner of Lot 12, Elm Hill Industrial Park, recorded in Book 3700, page 3, Register's Office for said County; thence, with the easterly line of Marguerite Yunker's property, North 24° 36' 30" East 102.10 feet to a point; thence, South 86° 32' East 217.50 feet to a point; thence, South 87° 10' East 133.50 feet to a point thence, South 22° 05' West 6.80 feet to a point on the northwesterly margin of said Railroad; thence, South 67° 04' West 206.71 feet to a point; thence, North 86° 02' West 213.00 feet to the point of beginning, containing 0.65 acre, more or less.

Being the same property conveyed to LCT, LP by Currey Turner Thornton and Lester L. Turner, Jr. via quitclaim deed of record at instrument number 20091230-0118676 in the Davidson County Register of Deeds, recorded December 30, 2009.

Being the same property conveyed to Currey Turner Thornton and Lester L. Turner, Jr. via quitclaim deed of record at instrument number 20091230-0118675 in the Davidson County Register of Deeds, recorded December 30, 2009.

Being part of the same property (Tract III) conveyed to Southern Rentals, Inc. by Jack A. Pirrie via warranty deed of record at book 4296, page 199 in the Davidson County Register of Deeds, recorded December 13, 1968.

The source of this description is the prior deed.

This is unimproved property located on Spence Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantor, its heirs, successors and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever, provided that Grantor's out-of-pocket liability shall not exceed Thirty Thousand and 00/00 Dollars ($30,000.00). This conveyance is subject to all restrictions of record.

LCT, LP

By: LCT Properties, LLC

Its: General Partner

By: _____
Lester Turner, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lester Turner as Chief Manager of LCT Properties, the General Partner for LCT, LP, with whom I am personally acquainted (or proven to me on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and that he is authorized to execute this instrument on its behalf.

Witness my hand this 12th day of December 2017.

_____
Notary Public
My Commission Expires: _____

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Wilson Stevenson for Stevenson Trust No. 5 and
Stevenson Trust No. 7

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wilson Stevenson, with whom I am personally acquainted (or proven to me on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and that the statements contained therein are true and correct.

Witness my hand this 12 day of January, 2018.

Notary Public
My Commission Expires: 11.05.2019

ELEANOR KEESECKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019