Bill Garrett Davidson County
Batch# 50612 DEEDWARR
01/23/2018 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20180123-0007086

Name and Address of New Owner:
American Dream Developers, Inc.
4201 Barnes Cove Drive
Antioch, TN 37013

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17101271

Map and Parcel: 162 00 0 056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynn C. Lee**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **American Dream Developers, Inc., a Tennessee corporation,** hereinafter called the GRANTEES, their successors 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, described as follows:

Beginning at a point in the center line of Tusculum Road, the same being north 78 degrees 05 minutes east and 194.32 feet from the center of Benzing Road; thence north 78 degrees 06 minutes east along the center of Tusculum Road 200 feet to a spike in the center of said road; thence south 9 degrees 43 minutes east 1138.47 feet to an iron pin; thence south 16 degrees 54 minutes west 564.51 feet to an iron pin; thence north 87 degrees 51 minutes west 161.19 feet to an iron pin; thence north 49 degrees 36 minutes west 321.87 feet to an iron pin; thence north 85 degrees 05 minutes west 502.09 feet to an iron pin; thence north 24 degrees 05 minutes east 286.04 feet to an iron pin; thence north 82 degrees 29 minutes west 438.97 feet to a spike in the center of Benzing Road; thence along the center of said road, north 24 degrees 19 minutes east 421.82 feet to a point; thence north 54 degrees 22 minutes east 501.65 feet to a spike; thence north 34 degrees 31 minutes east 196.81 feet to a spike in the center of said road; thence south 13 degrees 20 minutes east 468.62 feet to an iron pin; thence north 78 degrees 06 minutes east 321.77 feet to an iron pin; thence north 9 degrees 43 minutes west 625 feet to a point in the center of Tusculum Road, the same being the point of Beginning, containing 27 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY DESCRIBED IN THE DEED OF RECORD IN BOOK 4160, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

A small strip or parcel of land in the 31st Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, and described as follows:

Said strip or parcel of land fronts 200 feet on the present Southerly margin of Tusculum Road and runs back South 13 deg. 20' East 12 feet on the Westerly line and South 9 deg. 43' East 13 feet on the Easterly line to points on the new relocated Southerly margin of Tusculum Road on which it measures 200 feet thereon and containing 2,500 square feet.

Being the same property conveyed to Lynn C. Lee by Warranty Deed filed for record on December 15, 2011 in Instrument Number 20111215-097566, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convience in identifying the tract; Right of Way of Tusculum Road, as much as therein may lie.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 27 acres Tusculum Road, Antioch, TN 37013

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 successors and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand this 22nd day of January, 2018.

Lynn C. Lee

Lynn C. Lee

State of Tennessee
County of Rutherford

Personally appeared before me, Lynn C. Lee with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of January, 2018.

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of January, 2018.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY