WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2026
(AFFIX SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 65105 DEEDWARR
03/05/2018 01:23:18 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180305-0020538

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ginger Rooney Holding Company, LLC	New Owner	06415001200
(NAME)	(NAME)	
604 Bedford Forest Ct.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,
KIRT BRYAN WEBSTER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 2013, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
GINGER ROONEY HOLDING COMPANY, LLC,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being all of Lot No. 12, on the Plan of Resubdivision of Lot 12, 13, and 14 and Lot 1 Resubdivision of Lot 15, 16, & 17, Andrew Jackson Business Park, Phase II, as shown on Plat of record in Instrument 200108310094800, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Kirt Bryan Webster, Trustee of the Kirt Bryan Webster Revocable Living Trust Agreement dated December 19, 2013 by Quitclaim Deed from Kirt B. Webster, of record in Instrument 20170615-0060256, dated June 13, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200108310094800, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 253 Jackson Meadows Drive, Hermitage, TN 37076
(House No.) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Witness our hands this 2nd day of March, 2018.

Kirt Bryan Webster Revocable Living Trust Agreement dated December 19, 2013

BY: _____
Kirt Bryan Webster
Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kirt Bryan Webster, Trustee of the Kirt Bryan Webster Revocable Living Trust dated December 19, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Kirt Bryan Webster Revocable Living Trust dated December 19, 2013, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Kirt Bryan Webster, as Trustee.

Witness my hand and official seal this 03/02/2018.

My commission expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.