BOX 10-A

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Ninan Properties, PLLC
2990 Kingston Circle South
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP: 53-8
PARCEL: 61.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **DAWSEY PROPERTIES LLC, a Tennessee limited liability company, and George David Thompson,** have this day bargained and sold and do hereby transfer and convey unto, **NINAN PROPERTIES, PLLC, a Tennessee Limited Liability Company,** its successors and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 72 feet of Lot No. 14, Block 10, on the Plan of Dabbs and Elliott's Subdivision, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 frons 72 feet on the westerly side of Dabbs Avenue and extends back between parallel lines with the southerly margin of an alley, 50 feet to a dead line.

Being the same property conveyed to Dawsey Properties, LLC, A Limited Liability Company, a One-Half Undivided Interest, and George David Thompson, a One-Half Undivided Interest, by Warranty Deed from Dorris Haywood and Wife, Peggie Haywood, on June 2, 2017, said Register's Office.

This is investment property and not the principal residence of George David Thompson or his spouse.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 2408 Dabbs Avenue, Old Hickory, TN 37138

POSSESSION of premises with delivery of deed.

Bill Garrett Davidson County
Batch# 90690 DEEDWARR
05/10/2018 09:47:55 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20180510-0044795

REAL PROPERTY TAXES for 2018 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2018 real property taxes, which taxes have been prorated between the parties herein and the grantor having his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 8th day of May, 2018.

DAWSEY PROPERTIES, LLC

By: _____
Allie Dawsey, Member

George David Thompson

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named George David Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 8th day of May, 2018.

_____
NOTARY PUBLIC

My Commission Expires: Sep 22, 2019

AIDA WOODROOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. SEPT. 22, 2019

A21

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named George David Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 8th day of May, 2018.

Eileen Smith
NOTARY PUBLIC

My Commission Expires: 7/23/18

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Allie B. Dawsey**, with whom I am personally acquainted, and who, upon oath acknowledged himself to be **Member** of **Dawsey Properties, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such **Member**, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the company by himself as **Member**.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 8th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: Sep 22, 2019

AIDA WOODROOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. SEPT. 22, 2019

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Allie B. Dawsey**, with whom I am personally acquainted, and who, upon oath acknowledged himself to be **Member** of **Dawsey Properties, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such **Member**, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the company by himself as **Member**.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 8th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 2/21/2022

TRICIA L. DITTMER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 8th day of May, 2018.

NOTARY PUBLIC

My commission expires: 2/21/2022

TRICIA L. DITTMER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY