Name and Address of New Owner:
Montgomery G. Turner, Sr.
P. O. Box 150326
Nashville, TN 37215

Send Tax Statements To:
Montgomery G. Turner, Sr.
P. O. Box 150326
Nashville, TN 37215

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.: 17091160

Map and Parcel: 183 05 0B 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LAC Investments, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Montgomery G. Turner, Sr.**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 1, Commercial Site #2, October Woods, Commercial (CS) Subdivision, according to survey and plat of same appearing of record in Instrument Number 20050802-0090344, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to LAC Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed filed for record on October 11, 2010 in Instrument Number 20101011-0081321, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of subdivision plat as set forth per Instrument Number 20050802-0090344 of record in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as: Lot 1, Old Hickory Boulevard, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Bill Garrett Davidson County
Batch# 96838 **DEEDWARR**
05/25/2018 11:04:00 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00
20180525-0050276

WITNESS our hand this 24th day of May, 2018.

LAC Investments, LLC

BY: _____

Steven Dotson, President

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Steven Dotson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of LAC Investments, LLC and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal this 24th day of May, 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 $760,000.00.

_____

Affiant Signature

Subscribed and sworn to before me, this 24th day of May, 2018.

_____

Notary Public

My Commission Expires: _____

REGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019