This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180992

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$233,200.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13 day of August, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 131963 **DEEDWARR**
08/22/2018 10:42:10 AM 2 pgs
Fees: $13.00 Taxes: $862.84

20180822-0083239

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

THIS INDENTURE, made this 10 day of August, 2018, among:

LAURENTCO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KRISTIN B. JOHANNIGMEIER, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 921 on the Plan of Cloverhill, Section No. XI of record in Plat Book 2663, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 921 fronts 75 feet on the Southerly margin of Lakeland Drive and extends back 207 feet, more or less, on the Easterly line and 185 feet, more or less, on the Westerly line to the center line of McCory Creek in the rear, measuring 80 feet, more or less, thereon.

Being the same property conveyed to Margaret Nicole Sasser, an unmarried woman by Executor's Deed from Margaret Nicole Sasser, the Executrix of the Estate of Nancy Arleen Sasser, deceased, of record in Instrument No. 20140609-0049926, Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 09, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ke Qin and Rachel Taylor, tenants in common with the right of survivorship by Warranty deed from Margaret Nicole Sasser, unmarried of record in Instrument No. 20161207-0128247 Register's Office for Davidson County, Tennessee, dated December 2, 2016 and recorded on December 7, 2016. (Value of consideration shown in aforementioned deed $133,500.00.)

Being the same property conveyed to Laurentco Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Ke Qin and Rachel Taylor, both unmarried of record in Instrument No. 20161229-0136827 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 29, 2016. (Value of consideration shown in aforementioned deed $153,470.00.) Being also known as 3129 Lakeland Drive Nashville, Tennessee 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Laurentco Properties, LLC, a Tennessee Limited Liability Company

BY: _____, Chief Manager
Stephen Nault, Chief Manager

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Laurentco Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of August, 2018.

CHAD TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Chad Turnbow
Notary Public
My Commission Expires: 12/18/2021

Owner Name & Property Address:

Name: Kristin B. Johannigmeier
Address: 3129 Lakeland Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Kristin B. Johannigmeier
Address: 3129 Lakeland Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 096-11-0-107.00