Karen Y Johnson Davidson County
Batch# 176170 DEEDWARR
12/19/2018 03:54:30 PM 6 pgs
Fees: $33.00 Taxes: $13,320.00
20181219-0123560



# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,600,000.00.

Affiant

Subscribed and sworn to before me, this the 19 day of December, 2018.

Notary Public

My Commission Expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219**

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| LoLo Enterprises, LLC<br>688 Legends Crest Dr<br>Franklin, TN 37069-4656 | 17500015000 | New Owner |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, J.P. LOWE, as to an undivided one-third interest, WHITSON LOWE, as to an undivided one-third interest, and DOUGLAS STANDIFER, as to an undivided one-third interest (individually and collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to LOLO ENTERPRISES, LLC, a Tennessee limited liability company (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot 4 on the Plan of Section Four Jackson Business Park Subdivision, of record in Book 5200, page 693, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to J.P. Lowe, as to an undivided one-third interest, Whitson Lowe, as to an undivided one-third interest, and Douglas Standifer, as to an undivided one third interest, by deed from Melling Tool Co. of record in Instrument No. 200802050011794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plans(s) of record; and (e) all matters referenced in the master deed and by-laws, if any; and (f) all applicable government and zoning regulations.

This is ☒improved ☐unimproved property, known as 3041 Owen Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered, unless otherwise herein set out.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except claims arising out of the matters set forth above.

[*Signature pages to follow*]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 19 th day of December, 2018.

GRANTOR:

J. P. Lowe

J.P. Lowe

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J.P. Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 19th th day of December, 2018.

Kimberley J Raymond

NOTARY PUBLIC

My Commission Expires: 7-5-21

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Additional signature pages to follow*]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 19th th day of December, 2018.

GRANTOR:

W. Lowe

Whitson Lowe

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Whitson Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 19th th day of December, 2018.

Kimberley J Raymond

NOTARY PUBLIC

My Commission Expires: 1-5-21

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

[*Additional signature page to follow*]

[*Douglas Standifer signature page*]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 19 th day of December, 2018.

GRANTOR:

Douglas Standifer

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas Standifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 19 th day of December, 2018.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 7-5-21

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

