THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1744
Parcel ID: 178 00 0 008.00

Property Address:
9560 New Highway 96 West, Franklin, TN 37064

Karen Johnson Davidson County
Batch# 221328 **DEEDWARR**
04/24/2019 09:35:10 AM 10 pgs
Fees: $53.00 Taxes: $3,515.00

20190424-0037515

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
Julius and Zuzana Lorinc
P.O. Box 210960
Nashville, TN 37221

Address of New Owner:
Julius and Zuzana Lorinc
P.O. Box 210960
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ERIC McPHERSON TOLINE and LILLIAN TOLINE HICKMAN and PAMELA L. TOLINE and GAIL TOLINE MILLER,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JULIUS LORINC and ZUZANA LORINC, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Being a parcel of land located in the Ninth Civil District of Davidson County, Tennessee, bounded on the southwest by State Highway 96 , west by Wright, north by Harpeth Meadow, LLC , east by Sharp and Vargas, being more particularly described as follows :
Beginning at an iron rod on the northeasterly right of way of State Highway 96 about one quarter mile southeast of the Old Harding Pike intersection at Toline's southwest corner as recorded in Deed Book 7256 page 818 and southeast corner of Wright as recorded in Instrument 20180801-0074784; thence,

Leaving the Highway with Wright N62 deg 53'29"E 954.38 feet to an iron rod ; N27 deg 37'18"E crossing a small pond, in all 937.58 feet to an iron rod; thence,

Along the southerly boundary of Harpeth Meadow, LLC as recorded in Instrument 20131008-0105832 with a wire fence the following calls: S79 deg 50'00"E 213.00 feet; N80 deg 18'49"E 146.22 feet; S64 deg 42'51"E 212.29 feet; S85 deg 44'29"E 98.00 feet; S78 deg 18'32"E 262.85 feet to a 26" hickory , the northeast corner of the tract herein described; thence, continuing with the fence and Sharp as recorded in Deed Book 7159 page 875 S08 deg 25'39"W 243.26 feet; S14 deg 28'22"W 97.15 feet; S11 deg 34'42"W 97.68 feet to a 24" beech ; S13 deg 34'44"W 125.79 feet; S26 deg 38'10"W 164.96 feet to an iron rod; thence,

Crossing the hollow with Vargas as recorded in Instrument 0000430-00011552 N69 deg 58'19"W 77.05 feet to an iron pipe ; with same S37 deg 22'42"W 1548.05 feet to a fencepost corner on the northeasterly right of way of State Highway 96; thence,

Along the right of way of Highway 96 to concrete monuments: N49 deg 16'10"W 77.44 feet; N53 deg 51'17"W 398.48 feet ; N35 deg 10'37"W 127.00 feet; N52 deg 59'18"W 248.47 feet; N67 deg 26'02"W 164.13 feet; N42 deg 53'15"W 273.70 feet to the beginning, containing 47.26 acres, more or less,

according to a survey by Hollings T. Andrews , RLS No. 896 dated April 11, 1999 and description prepared by Boyd B. Gibbs, RLS No.1598, 106 South Public Square, Centerville, Tennessee, dated April 12, 2019.

Being the same property conveyed to ERIC M. TOLINE and ROBERT E. TOLINE, Trustees of the FRANCIS R. TOLINE TRUST by Deed dated November 25, 2008 from EDITH MCPHERSON TOLINE, Personal Representative, Estate of Francis Raymond Toline, recorded December 2, 2008, in Instrument Number 20081202-0117061, in the Official Records of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Francis Raymond Toline, of record in Will Book FF, page 451, Putnam County Clerks Office, upon the death of Edith McPherson Toline said property vested in Equal shares to Eric McPherson Toline, Robert Evans Toline, Gail Toline Miller and Lillian Toline Hickman. Robert Evans Toline is deceased and his interest vested to Pamela L. Toline pursuant to his Last Will and Testatment , in Will Book 55, page 59, Putnam County Clerks Office.

This is property known as, 9560 New Highway 96 West, Franklin, TN 37064.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. Subject to all matters as shown on the unrecorded survey prepared by Boyd B. Gibbs dated April 12, 2019.

3. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 18 day of April, 2019.

ERIC McPHERSON TOLINE

Lillian Toline Hickman

LILLIAN TOLINE HICKMAN

PAMELA L. TOLINE

GAIL TOLINE MILLER

according to a survey by Hollings T. Andrews , RLS No. 896 dated April 11, 1999 and description prepared by Boyd B. Gibbs, RLS No.1598, 106 South Public Square, Centerville, Tennessee, dated April 12, 2019.

Being the same property conveyed to ERIC M. TOLINE and ROBERT E. TOLINE, Trustees of the FRANCIS R. TOLINE TRUST by Deed dated November 25, 2008 from EDITH MCPHERSON TOLINE, Personal Representative, Estate of Francis Raymond Toline, recorded December 2, 2008, in Instrument Number 20081202-0117061, in the Official Records of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Francis Raymond Toline, of record in Will Book FF, page 451, Putnam County Clerks Office, upon the death of Edith McPherson Toline said property vested in Equal shares to Eric McPherson Toline, Robert Evans Toline, Gail Toline Miller and Lillian Toline Hickman. Robert Evans Toline is deceased and his interest vested to Pamela L. Toline pursuant to his Last Will and Testatment , in Will Book 55, page 59, Putnam County Clerks Office.

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IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 17th day of April, 2019.

ERIC McPHERSON TOLINE

LILLIAN TOLINE HICKMAN

Pamela Toline Gentry

PAMELA TOLINE GENTRY, FKA
PAMELA L. TOLINE

GAIL TOLINE MILLER

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AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 17th day of April, 2019.

ERIC McPHERSON TOLINE

LILLIAN TOLINE HICKMAN

PAMELA TOLINE GENTRY, FKA PAMELA L. TOLINE

Gail Toline Miller

GAIL TOLINE MILLER

according to a survey by Hollings T. Andrews , RLS No. 896 dated April 11, 1999 and description prepared by Boyd B. Gibbs, RLS No.1598, 106 South Public Square, Centerville, Tennessee, dated April 12, 2019.

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IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 17th day of April, 2019.

Eric McPherson Toline

ERIC McPHERSON TOLINE

LILLIAN TOLINE HICKMAN

PAMELA TOLINE GENTRY, FKA PAMELA L. TOLINE

GAIL TOLINE MILLER

STATE OF _____
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ERIC McPHERSON TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **LILLIAN TOLINE HICKMAN**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 18th day of April, 2019.

Jennifer L Gooch
State of Tennessee Notary Public
Sumner County
My Commission Expires March 2, 2022

Jennifer R. Gooch
Notary Public
My Commission Expires:
3-2-2022

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **PAMELA L. TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **GAIL TOLINE MILLER**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF _____
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ERIC McPHERSON TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **LILLIAN TOLINE HICKMAN**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **PAMELA TOLINE GENTRY, FKA PAMELA L. TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 17th day of April, 2019.

_____
Notary Public
My Commission Expires: 11-18-19

BEVERLY COATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **GAIL TOLINE MILLER**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF _____
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ERIC McPHERSON TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **LILLIAN TOLINE HICKMAN**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **PAMELA TOLINE GENTRY, FKA PAMELA L. TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF Humphreys

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **GAIL TOLINE MILLER**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

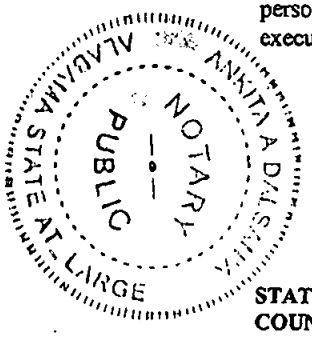
WITNESS my hand and official seal this 17th day of April, 2019.

SANDRA H. DREADEN STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO. TENN.

Sandra H. Dreaden
Notary Public
My Commission Expires:
2/15/2022

STATE OF Alabama
COUNTY OF Limestone

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ERIC McPHERSON TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as his free act and deed.



WITNESS my hand and official seal this 17th day of April, 2019.

Ankita A. Dalsania
Notary Public
My Commission Expires:
09/08/2021

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **LILLIAN TOLINE HICKMAN**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **PAMELA TOLINE GENTRY, FKA PAMELA L. TOLINE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **GAIL TOLINE MILLER**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this _____ day of April, 2019.

_____
Notary Public
My Commission Expires:
_____

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~WILLIAMSON~~ Limestone

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $950,000.00.

Affiant

SWORN TO and subscribed before me on this 17th day of April, 2019.

Notary Public

My Commission Expires:
09/08/2021

