WARRANTY DEED

SYDNEY GRAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2019..

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 231664 DEEDWARR
05/17/2019 02:53:27 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20190517-0046881

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garland Development LLC, a Tennessee limited liability company	Garland Development LLC, a Tennessee limited liability company	115-10-0-057.02
(NAME) 224 Kensington Place	(NAME) 224 Kensington Place	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lisa A. Harrison Tune, Trustee of The Frances E. Harrison Revocable Trust Agreement, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Garland Development LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of RE-SUBDIVISION OF LOT NO. 267 WEST MEADE FARMS INC. SECTION "D", as shown on plat of record in Book 3500, Page 74, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Frances E. Harrison, Trustee of the Frances E. Harrison Revocable Trust Agreement dated 10/03/2008, by Warranty Deed dated 10/03/2008, from Frances E. Harrison, of record in Instrument 20081006-0101145, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6400 Bresslyn Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective this 13th day of May, 2019.

The Frances E. Harrison Revocable Trust

Lisa Ann Harrison Tune, TTEE

Lisa Ann Harrison Tune, Trustee

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Ann Harrison Tune with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of The Frances E. Harrison Revocable Trust Agreement, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 13 day of May, 2019.

Notary Public:
My Commission Expires: 8-10-19

KATHLEEN HAIL
My Notary ID # 11695114
Expires August 10, 2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075