This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Dominion Real Estate, LLC
4183 Franklin Rd., Suite B1 #191
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 242521 DEEDWARR
06/12/2019 01:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190612-0056502

MORTGAGEE:
Realty and Investment Management Roth Plan
1113 Murfreesboro Rd., Ste 106 #336
Murfreesboro, TN. 37064

MAP 087 00 0 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LAH LLC, a Tennessee limited liability company** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **DOMINION REAL ESTATE, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, and described as follows, to-wit:
Being Lot No. Six on the unrecorded Plan of the Division of the Charles Rowlett and Wife Property, a Plat by John D. McCormick, dated November 5, 1989, and more particularly described as follows:
Said Lot No. Six begins at a cedar tree in the westerly margin of Melvin Road, said point also being the northeast corner of this tract and the southeast corner of Lot No. 5; thence leaving the westerly margin of Melvin Road S 63 degrees 00' 48" W 214 feet to a point in Dry Fork Creek, thence S 44 degrees 04' 04" W 532.0 feet to an iron pin, thence S 1 degree 52' 53" W 123.05 feet to an iron pin in the southerly margin of Central Pike, thence following the southerly margin of Central Pike N 87 degrees 54' 20" W 330.25 feet to an iron pin, thence leaving the southerly margin of Central Pike N 5 degrees 28' 40" E 676.15 feet to an iron pin, thence S 84 degrees 18' 20" E 834.35 feet to the point of beginning and containing 7.64 acres, more or less.
Excluded tract:
Included in the above described property, but specifically excluded from the conveyance is that tract of land which was conveyed to Michael Stillman, unmarried, by Warranty Deed from Gail Johnson, unmarried, recorded in Deed Book 9766, page 157, Registers Office for Davidson County, Tennessee, to which Deed reference is made for a complete description of the excluded tract.

Being the same property conveyed to LAH, LLC, a Tennessee limited liability company by deed from Americanan Birds and Bees, LLC, dated May 15, 2019, of record in Instrument no. 20190516-0046449, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, setback lines, conditions, subdivision restrictions, easements, encumbrances, violations, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

This is unimproved property known as 4329 Central Pike, Hermitage, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", its successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind its self, its successors and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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.

WITNESS its hand this the 10th day of June, 2019.

LAH LLC, a Tennessee limited liability company

By: James Dwight Holland, Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, James Dwight Holland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Director of LAH LLC, a Tennessee limited liability company, with the power to do so, executed the within Warranty Deed for the purposes therein contained on behalf of LAH LLC, a Tennessee limited liability company.

WITNESS my hand and official seal at office this 10th day of June, 2019.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of June, 2019.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 11 day of June, 2019, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021