WARRANTY DEED

Karen Johnson Davidson County
Batch# 266701 DEEDWARR
08/05/2019 12:36:29 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00

20190805-0077420

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00.

Yvonne Hall
Affiant

Subscribed and sworn to me on 07/31/19.

Brandy Gomaz
NOTARY PUBLIC
My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Little Learners LLC 3528 Central Pike Hermitage, TN 37076	New Owners	086 00 0 352.00

FOR AND IN CONSIDERATION 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, Stephen Marsland and wife, Evangeline Marsland, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Little Learners LLC, a Tennessee limited liability company, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the plan of Binkley ROW of record in Instrument No. 20030206-0016495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Stephen D. Marsland and wife, Evangeline Marsland by Warranty Deed from Odell Binkley, Jr. and wife, Mary Evelyn Binkley, recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065694, in the Register's Office of Davidson County, Tennessee.

Less and Except

Beginning at the point of intersection of the existing South margin of Central Pike and the Southeast boundary of the Odell Binkley, Jr., et ux property, said point of intersection being 35.00 feet right of Central Pike proposed centerline station 22+39.96; thence with said existing margin Easterly 134 feet more or less to a point, said point being 35.00 feet right of Central Pike proposed centerline station 23+73.82; thence with the existing Northwest margin of Nashville and Eastern Railroad Authority having a 2917.03 feet radius curve left and Southwesterly 26.81 feet to a point, said point being 59.50 feet right of Central Pike proposed centerline station 23+62.94; thence with the proposed South margin of said road North 72 degrees 40 minutes 55 seconds West 128.54 feet to a point, said point being 59.50 feet right of Central Pike proposed centerline station 22+34.39; thence with said Southeast boundary North 30 degrees 07 minutes 21 seconds East 25.14 feet to the point of beginning.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Stephen D. Marsland and wife, Evangeline Marsland, recorded on the 23rd day of June, 2009 in Instrument No. 20090623-0058397, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3528 Central Pike, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this 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 GRANTORS

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 GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 our hands on 07/31/19.

Stephen Marsland

Evangeline Marsland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/31/19, before me personally appeared Stephen Marsland and Evangeline Marsland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/31/19.

NOTARY PUBLIC

VIVIEN ANDERSON
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
SEPTEMBER 6, 2020

My Commission Expires: 9/6/20

do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 our hands on 07/ 31 /19.

Stephen Marsland

Evangeline Marsland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand and official seal on 07/ 31 /19.

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON