THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 272866 DEEDWARRSP
08/16/2019 04:04:30 PM 6 pgs
Fees: $33.00 Taxes: $1,006.40
20190816-0082464

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
L.A.N.D. Group, LLC 277 Mallory Station Road, Suite 102 Franklin, TN 37067	Same	086-00-0-101.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JO ANN DAVIS**, a single individual ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **L.A.N.D. GROUP, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on **Exhibit A**, which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 12th day of August, 2019.

GRANTOR

Jo Ann Davis

Jo Ann Davis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

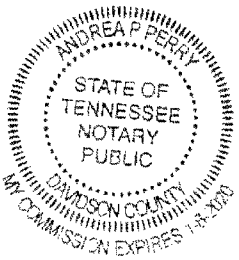
Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jo Ann Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of August, 2019.

Andrea P. Perry

Notary Public

My commission expires: 1/6/2020



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Meredith Mays
Affiant

Subscribed and sworn to before me, this 12TH day of August, 2019.

Notary Public

My Commission Expires:

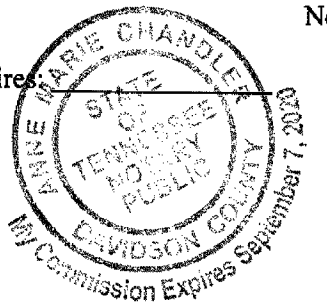


Exhibit "A"

Real Property Description

Land in 4th Civil District of Davidson County, Tennessee, being parcel #101 of Map 86.

Said parcel or tract #101 lying on the westerly boundary of Tulip Grove Road.

Beginning at a point in the westerly margin of Tulip Grove Road, said point being the northeasterly corner of lot #34 in Hermitage Woods Subdivision of record in Book 5200 page 161 RODC, TN: Thence with the northerly line of said Lot #34 N 72 deg. 21' W 166.75 feet to a point; thence, N 67 deg. 40' W 225.25 feet to a point in the easterly line of G. H. Robertson property; thence, N 7 deg. 55' E 347 feet to a point, the southwesterly corner of Elizabeth A. Steward; thence, S 69 deg. 45' E 224.14 feet to a point in the westerly margin of Tulip Grove Road; thence, along said westerly margin S 17 deg. 45' E 287.5 feet to a point; thence along a curve 129.9 feet to the point of beginning, containing 2.45 acres more or less.

Being the same property conveyed to Joann Davis by Warranty deed from Joe E. Davis of record in Book 6368, page 788, Register's Office for Davidson County, Tennessee, dated July 23, 1984 and recorded on August 20, 1984.

Being the same property conveyed to Jo Ann Davis by Quitclaim deed from Joe E. Davis, a widower of record in Book 8937, page 8, Register's Office for Davidson County, Tennessee, dated March 15, 1993 and recorded on May 4, 1993.

Being also known as 1160 Tulip Grove Rd. Hermitage, Tennessee 37076.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022