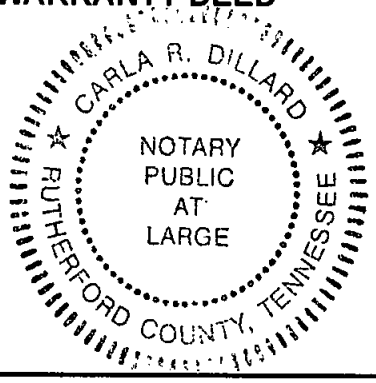
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MountainLand Estates, LLC, a Utah limited liability company	MountainLand Estates, LLC, a Utah limited liability company	090084G00100CO
(NAME)	(NAME)	
P.O. Box 4836	P.O. Box 4836	
(ADDRESS)	(ADDRESS)	
Logan, UT 84323	Logan, UT 84323	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 317062 **DEEDWARR**
11/18/2019 02:45:02 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20191118-0118819

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **L.A.N.D. Group, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MountainLand Estates, LLC, a Utah limited liability company,** a Utah Limited Liability Company, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 68, Unit A of the Re-subdivision of Lot 68 of the Moss-Wood Subdivision and Lot 2 of the Re-subdivision of Lot No. 38, B.F. Cockrill Estate, as shown by plat of record in Instrument #20170731-0077369, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion the same property conveyed to L.A.N.D. Group, LLC by deed from Faith J. Groves, dated 4-5-19 of record in Instrument #201904120033464 Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 732A Croley Drive, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my hands this 15th day of November, 2019.

L.A.N.D. GROUP, LLC

Brandon C. Knox
Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of November 2019, within my jurisdiction, the within named Brandon Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Member of L.A.N.D. Group, LLC, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

WITNESS my hand and seal this 15th day of November, 2019.

Notary Public
My Commission Expires: 2-8-21

File No.: 1607

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE