WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 317298 **DEEDWARR**
11/19/2019 09:36:36 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20191119-0119205

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Middle TN Investments, LLC 1004 Brookstone Blvd. Mount Juliet, TN 37122	NEW OWNER	137-00-0-085.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John R. Woodroof and Kathy W. Brown and husband, Gary W. Brown, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Middle TN Investments, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Beginning at a point in the center of Old Granny Wright Lane at a railroad spike, the said point being 25 feet North of the Northeast corner of a tract of land now owned by C.D.Boner; thence with the center of said Old Granny Wright Lane, South 82 degrees 59' East 69.70 feet to a railroad spike in the center of the said Old Granny Wright Lane; thence South 5 degrees 41' 04" West 675.00 feet to an iron stake in the westerly margin of the New Granny Wright Lane; thence South 7 degrees 14' 20" West 177.22 feet (erroneously shown as 1772.22 feet in prior deeds) to an iron stake; thence North 1 degree 41' East 855.9 feet to the beginning, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John R. Woodroof and Kathy W. Brown and husband, Gary W. Brown by Warranty Deed from Steve Chaisson, unmarried and Neal Lampley, married, dated 09/20/2007 and recorded 09/25/2007, of record in Instrument 200709250114040, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2012 Bakers Grove Lane, Hermitage, TN 37076

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/our hand(s) this the ~~14th~~ 15th day of November, 2019.

John R. Woodroof

Kathy W. Brown

Gary W. Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John R. Woodroof and Kathy W. Brown and Gary W. Brown with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the ~~14th~~ 15th of November, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY