THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.345.0227

Karen Johnson Davidson County
Batch# 318543 DEEDWARR
11/22/2019 12:20:08 PM 6 pgs
Fees: $33.00 Taxes: $1,674.25
20191122-0120963

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
	Wilson Bank + Trust 623 W. Main St.	
Music City Handymen, LLC	P.O. Box 768	Tract 1: 064 09 0 107.00
401 Center Street	Lebanon, TN 37088	Tract 2: 064 09 0 159.00
Old Hickory, Tennessee 37138-2417		Tract 3: 064 09 0 106.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $452,500.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 15th day of November 2019.

Notary Public
My Comm. Expires: 6/1/2020

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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,

LCRS, L.P., a Tennessee limited partnership

hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto

MUSIC CITY HANDYMEN, LLC, a Tennessee limited liability company

hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described in Exhibit "A" hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever, except as set out in Exhibit "B" hereto.

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 hand this 12 day of November 2019.

LCRS, L.P., a Tennessee limited partnership

By: _____
Carl W. Sanford, General Partner

STATE OF FLORIDA)
COUNTY OF ORANGE)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CARL W. SANFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of LCRS, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand, at office, this 12 day of November 2019.

_____
Notary Public

My Commission Expires: Oct. 7. 20

NIESHIA GREEN
MY COMMISSION # FF 999838
EXPIRES: October 7, 2020
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Tract 1:

Parcel 107: A tract of land located in Davidson County, Tennessee, being the southeast part of Lot No. 9 and the southeast part of Lot No. 10, on the Plan of Berryville, Block 5, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the north margin of Sixth Street, which iron pin is North 71 degrees East 190 feet from the center of Old Hickory Boulevard; thence North 5 degrees 48' West 110.9 feet to an iron pin; thence North 70 degrees East 126 feet to an iron pin in the Right of Way of Tennessee Central Railway; thence with said Railway South 32 degrees 26' East 115.5 feet to the north margin of Sixth Street; thence with the north margin of Spring Street South 71 degrees 40' West 178.2 feet to the beginning.

This is improved property known as 110 Sixth Street, Old Hickory, Tennessee 37138.

Being the same property conveyed by Warranty Deed from LAURA L. SANFORD, a widow, to LEONARD B. SANFORD and wife, MARY JO SANFORD, dated October 16, 1977, of record in Book 4647, Page 161, Register's Office for Davidson County, Tennessee.

Tract 1 being part of the same property conveyed by Quitclaim Deed from MARY JO SANFORD to LEONARD B. SANFORD, dated July 9, 1980, of record in Book 5624, Page 742, said Register's Office.

Tract 1 being part of the same property conveyed by Quitclaim Deed from LEONARD B. SANFORD to LCRS, L.P., a Tennessee limited partnership, dated March 27, 1997, of record in Book 10447, Page 167, said Register's Office.

Tract 2:

Parcel 106: A tract of land located in Davidson County, Tennessee, being the west portion of Lot No. 9 and the southwest portion of Lot No. 10 on the Plan of Berryville, Block 5, as of record in Plat Book 421, Page 117, Register's Office, Davidson County, Tennessee, and described according to a survey thereof by Wayne S. Cooper, Sr., Surveyor, on June 23, 1973 as follows:

Beginning at a point, being the southwest corner of said Lot No. 9 and at the intersection of Sixth Street and Old Hickory Boulevard and thence; N. 6° 47' W. 143.5 feet with the margin of Old Hickory Boulevard to a point; thence N. 83° 05' 37" E. 158.26 feet to a point; thence 5° 48' E. 110 feet to a point in the

northerly margin of Sixth Street; thence with said margin S. 71° W. 160 feet to the beginning and containing 0.457 acres more or less.

This is unimproved property known as 4126 Old Hickory Blvd., Old Hickory, Tennessee 37138.

Being the same property conveyed by Warranty Deed from VIRTRUE DONALDSON to LEONARD B. SANFORD and wife, MARY JO SANFORD, dated July 11, 1973, as of record in Book 4729, Page 427, Register's Office for Davidson County, Tennessee.

Tract 2 being part of the same property conveyed by Quitclaim Deed from MARY JO SANFORD to LEONARD B. SANFORD, dated July 9, 1980, of record in Book 5624, Page 742, said Register's Office.

Tract 2 being part of the same property conveyed by Quitclaim Deed from LEONARD B. SANFORD to LCRS, L.P., a Tennessee limited partnership, dated March 27, 1997, of record in Book 10447, Page 167, said Register's Office.

Tract 3:

Land in Davidson County, Tennessee, being Lot 10 and Lot 11 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed by Warranty Deed from W.A. BRYAN and wife, EMMA BERRY BRYAN, and W.A. BRYAN, Trustee, to EBB DONALDSON and wife, BIRTRUE DONALDSON, dated May 5, 1927, of record in Book 667, Page 46, Register's Office for Davidson County, Tennessee. BIRTRUE DONALDSON and VIRTRUE DONALDSON are one and the same person.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following three described tracts of property:

First: Being a strip of land 10 ft. wide off the north side of Lot 11 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, fronting 10 ft. on the east side of Hadley Bend Road and running back 250 ft. to the right of way of the Tennessee Central Railway.

Being the same property conveyed to C.A. SMITH and wife, ROBERTA E. SMITH, by Warranty Deed from EBB DONALDSON and wife, VIRTRUE DONALDSON, dated August 28, 1948, of record in Book 1976, Page 309, said Register's Office.

Second: Being that portion of Lot 10 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, conveyed by Warranty Deed from EBB DONALDSON and wife, VIRTRUE DONALDSON, to BUFORD W. SANFORD and wife, LAURA L. SANFORD, dated September 9, 1967, of record in Book 3280, Page 359, said Register's Office.

Third: Being that portion of Lot 10 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, conveyed by Warranty Deed from VIRTRUE DONALDSON to LEONARD B. SANFORD and wife, MARY JO SANFORD, dated July 11, 1973, of record in Book 4729, Page 427, said Register's Office. EBB DONALDSON having since died on or about March 12, 1971. Title vested in VIRTRUE DONALDSON as the surviving tenant by the entirety.

This is improved property known as 4120 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

Tract 3 being the same property conveyed by Quitclaim Deed from RONALD L. SANFORD, as Trustee of the Trust Under Will of Virtrue Donaldson f/b/o Estelle Donaldson, RONALD L. SANFORD, individually, and CARL W. SANFORD, individually, to RONALD L. SANFORD and CARL W. SANFORD, dated June 27, 2019, of record in Instrument No. 20190712-0067966, as corrected in Deed of Correction dated November 13, 2019, of record in Instrument No. 20191114-0117226, Register's Office for Davidson County, Tennessee.

Tract 3 being the same property conveyed by Quitclaim Deed from RONALD L. SANFORD, unmarried, and CARL W. SANFORD, unmarried, to LCRS, L.P., a Tennessee limited partnership, dated October 25, 2019, of record in Instrument No. 20191025-0109830, as corrected in Deed of Correction dated November 13, 2019, of record in Instrument No. 20191114-0117227, Register's Office for Davidson County, Tennessee.

NOTE: Tracts 1, 2, and 3 comprise all of Lots 9, 10, and 11, LESS AND EXCEPT, the aforesaid strip of land 10 ft. wide off the north side of Lot 11 on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, fronting 10 ft. on the east side of Hadley Bend Road and running back 250 ft. to the right of way of the Tennessee Central Railway as conveyed to C.A. SMITH and wife, ROBERTA E. SMITH, by Warranty Deed from EBB DONALDSON and wife, VIRTRUE DONALDSON, dated August 28, 1948, of record in Book 1976, Page 309, said Register's Office.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for roadways or public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. All matters shown on the Plan of Berryville, Block 5, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.

3. Tract 2: Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 10782, Page 365, Register's Office for Davidson County, Tennessee.

4. Tracts 2 and 3: Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 10782, Page 369, Register's Office for Davidson County, Tennessee.

5. Tract 3: Subject to a Permanent Drainage Easement of record in Book 5653, Page 51, Register's Office for Davidson County, Tennessee.

6. Tracts 1 and 3: Subject to a Permanent Drainage Easement of record in Book 5653, Page 55, Register's Office for Davidson County, Tennessee.