RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912711

Karen Johnson Davidson County
Batch# 327429 DEEDWARR
12/10/2019 10:29:09 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20191210-0127265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2019.

NOTARY PUBLIC

My commission expires: 8.1.22

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Louis Binge *et ux* 1757 Bakers Grove Road Hermitage, TN 37076	Same address as new owner	P/O 123-00-0-084.00 P/O 123-00-0-23.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PAUL LOUIS BINGE AND WIFE, LISA MARIE BINGE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT 5 OF THE DIVISION OF LANDS AT BAKERS GROVE

BEING A CERTAIN PORTION OF LAND SITUATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID LAND BEING PART OF THE LANDS OF OLD SOUTH CONSTRUCTION, LLC (OSC) AS DESIGNATED ON TAX MAP 123, PARCELS 23 AND 84 AS DESCRIBED IN INSTRUMENT NO. 20161005-0105239 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ARBOR CREST SUBDIVISION (INSTRUMENT NO. 20071129-0138522) AND THE SOUTHWEST CORNER OF THE LANDS OF OLD SOUTH CONSTRUCTION (INSTRUMENT NO. 20161005-0105239) OF WHICH THIS IS A PART; THENCE ALONG THE NORTH LINE OF SAID ARBOR CREST SUBDIVISION, S82°48'46"E, A DISTANCE OF 1435.54 FEET TO A FOUND IRON REBAR AT THE NORTHWEST CORNER OF A CEMETERY PARCEL, ALSO BEING A CORNER OF SAID ARBOR CREST SUBDIVISION AND THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT 5

AND IT'S TRUE POINT OF BEGINNING; THENCE FROM THE BEGINNING AND WITH A NEW DIVISION THROUGH ORIGINAL OSC LANDS AND PROPOSED TRACT 4; N14°10'00"W, A DISTANCE OF 164.16 FEET TO A FOUND IRON REBAR AT THE SOUTHWEST CORNER OF THE LANDS OF PAUL BINGE (INSTRUMENT NO. 20100823-0066566); THENCE LEAVING PROPOSED TRACT 4 AND WITH SAID BINGE LANDS; S86°01'49"E, A DISTANCE OF 630.41 FEET TO A FOUND IRON REBAR AT THE SOUTHEAST CORNER OF SAID BINGE LANDS AND A CORNER TO UNITED STATES OF AMERICA BOUNDARY LIMITS OF PERCY PRIEST LAKE; THENCE LEAVING BINGE AND WITH SAID LAKE BOUNDARY LIMITS N88°11'27"E, A DISTANCE OF 186.16 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BAKERS GROVE ROAD (60' ROW); THENCE, RUNNING WITH SAID RIGHT-OF-WAY, S32°18'35"E, A DISTANCE OF 102.65 FEET TO A POINT; THENCE, ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6913.89 FEET, WITH AN ARC DISTANCE OF 335.76, AND A CHORD BEARING OF S34°36'07"E, A DISTANCE OF 335.73 FEET TO A SET IRON ROD AND CAP; THENCE, LEAVING SAID RIGHT-OF-WAY, AND WITH A LINE COMMON WITH THE LANDS OF BRIAN & LINDA HARRISON, N79°33'35"W, A DISTANCE OF 860.12 FEET TO A POINT BEING THE SOUTHEAST CORNER OF CEMETERY AND THE NORTHEAST CORNER OF THE AFOREMENTIONED ARBOR CREST SUBDIVISION; THENCE, LEAVING SAID HARRISON LANDS AND WITH THE CEMETERY PARCEL IN A NORTHERLY DIRECTION; N02°01'05"E, A DISTANCE OF 78.05 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID CEMETERY; THENCE, WITH THE NORTHERN BOUNDARY OF SAID CEMETERY, N87°28'15"W, A DISTANCE OF 177.35 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.264 ACRES, MORE OR LESS, ACCORDING TO SURVEY PREPARED BY ROGER HARRAH (RLS 2039).

BEING PART OF the same property conveyed to Old South Construction, LLC, a Tennessee limited liability company, by Warranty Deed from James Buford Tune and wife, Judy E. Tune, dated 9/28/2016 and recorded 10/5/2016 in Instrument No. 20161005-0105239, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1755 Bakers Grove Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 6th day of December, 2019.

OLD SOUTH CONSTRUCTION, LLC

BY: Lorraine Cash
LORRAINE CASH, Authorized Agent
authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 6th day of December, 2019, before me, appeared LORRAINE CASH, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an authorized agent of Old South Construction, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Old South Construction, LLC, and said authorized agent acknowledged said instrument to be the free act of deed of said Old South Construction, LLC.

WITNESS my hand and seal, this the 6th day of December, 2019.



Notary Public

Printed Notary Name

My commission expires: 8-1-22