WARRANTY DEED

Kasey Kelchner State of Tennessee Notary Public Rutherford County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 12-20-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Lance Lester, Trustee of the Leslie Lance Lester Revocable Living Trust Dated February 20th, 2020	NEW OWNER	01200014700
(NAME) Lance Lester	(NAME)	
(ADDRESS) 805 Love Ha Dr	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Richard W Larue,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leslie Lance Lester, Trustee of the Leslie Lance Lester Revocable Living Trust Dated February 20th, 2020,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 0 Baker Road, Goodlettsville, TN 37072
(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.

Karen Johnson Davidson County
Batch# 368198 **DEEDWARR**
03/05/2020 03:11:58 PM 7 pgs
Fees: $38.00 Taxes: $370.00

20200305-0025109

Witness my/our hands this 5th day of March, 2020.

Richard W Larue

State of Tennessee
County of Davidson

Personally appeared before me Richard W Larue, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of March, 2020.

Notary Public
My Commission Expires: 12-20-2020

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File No.: 14541

Exhibit A

Land in Davidson County, Tennessee, being Tract No. 2, described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986, as follows:

Beginning at an iron pin in the south margin of Baker Road , said pin being located along the south margin of Baker Rad from and iron pin marking the northwest corner of tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed 6484, Page 605, Register's Office for Davidson County, Tennessee N 74 deg. 33' 48"W, 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows: S 30 deg 19' 32" W 440.00 feet to an iron pin; thence S 35 deg 38' 07" W 1539.88 feet to and iron pin marking a corner to a tract of land which belongs to James Wilks, having a deed reference in Deed Book 5353, page 741, Register's Office for Davidson County, Tennessee; thence S 6 deg 15" 02" W, with a fence, 1123.24 feet to an iron pine marking the southwest corner of said tract of land which belongs to James Wilks and the northwest corner of tract of land which belongs to Helen L. Lanius, having a deed reference is Deed Book 5709, page 495. Register's Office to Davidson County, Tennessee thence S 7 deg 04' 35" W, 124.37 feet to an iron pin in the north boundary of a tract of land which belongs to Perry L. Harper, having a deed reference in Deed Book 6662, Page 081, Register's Office for Davidson County, Tennessee, the southwest corner of said tract of land which belongs to Helen L. Lanius; thence N 83 deg. 48' 19"W, passing south of a fence and passing a corner to said tract of land which belongs to Perry L. Harper and a tract of land which belongs to David W. Torr, having a deed reference is Deed Book 6552, page 935, Register's Office for Davidson County, Tennessee, 500.00 feet in all to an iron pin in the north boundary of said tract of land which belongs to David W. Torr, thence with a new line as follows: N 6 deg 21' 50E 1223.28 feet to an iron pin, thence N 47 deg 24' 21"E 1838.23 feet to an iron pin thence N 30 deg. 19' 32"" E 430.00 feet to an iron pin in the south margin of Baker Road; thence S 74 deg 07' 22"E, with the south margin of Baker Road, 50.00 feet to the point of beginning, containing 23.12 acres as survey by Kessinger & Associates, September 12, 1986

1. Included in the hereinabove description was the Grantors property described in Exhibit B that should be taken out of this description to show the remaining + or – 13 acres
2. Also included in the herein above description was the Grantors property described in Quitclaim Deed in Exhibit C being + or – 1.716 acres

The above 1 and 2 are included in the description but expressly excluded from this conveyance

Being part of the same property conveyed to Lisa Anne Ford and Richard W. LaRue, by deed of record in book 7460, Page 984 and being a portion of the property conveyed to Richard W Larue by deed of record in Instrument NO. 20060526-0062148, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120062557 DEEDWARR
Recvd: 08/21/12 16:10 2 pgs
Fees:13.00 Taxes:1331.83
20120821-0075190

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,953.00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn Cunningham	Franklin American Mortgage Company	
(NAME)	(NAME) 501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Richard W. Larue, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacquelyn Cunningham, an unmarried woman, 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:

TRACT 1

Land in Davidson County, Tennessee, being Tract 1, described according to an unrecorded survey by Murray Wall & Company, P.C., dated June 19, 2012, as follows:

Beginning at an iron pin in the south margin of Baker Road, at the northeast corner of the property conveyed to Richard W. Larue in Quitclaim Instrument 200605260062148 and formerly conveyed to Richard W. Larue and Lisa Anne Ford in Book 7460, Page 984, Register's Office for Davidson County, Tennessee. Said point also being the northwest corner of the property conveyed to Thomas D. Rains and Lori Lynn Rains in Book 7989, Page 948, Register's Office for Davidson County, Tennessee. Thence with the easterly line of the Richard W. Larue property and the westerly line of Thomas D. Rains and Lori Lynn Rains property as follows: South 30 degrees 19 minutes 32 seconds West 440.00 feet to a Metal Fence Post (found); thence South 35 degrees 38 minutes 07 seconds West 1,163.62 feet to an iron pin (set); thence with a new line severing the property of Richard W. Larue North 61 degrees 24 minutes 33 seconds West 298.88 feet to and iron pin (set) in the westerly line of the Richard W. Larue property, said point also being in the easterly line of the Joseph K. Sanders and Karen J. Sanders property conveyed in Book 7034, Page 15, Register's Office for Davidson County, Tennessee, thence with the westerly line of Sanders as follows: North 47 degrees 24 minutes 21 seconds East 1218.96 feet to and iron pin (found), thence North 30 degrees 19 minutes 32 seconds East 430.00 feet to and iron pin (found) in the south margin of Baker Road; thence with the south margin of Baker Road South 74 degrees 07 minutes 22 seconds East 50.00 feet to the point of beginning and containing 5.08 acres according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee, 37067, dated June 19, 2012.

TRACT 2

Land in Davidson County, Tennessee, being Tract 2, described according to an unrecorded survey by Murray Wall & Company, P.C., dated June 19, 2012, as follows:

Beginning at an iron pin in the south margin of Baker Road, at the northeast corner of the property conveyed to Richard W. Larue in Quitclaim Instrument 200605260062148 and formerly conveyed to Richard W. Larue and Lisa Anne Ford in Book 7460, Page 984, Register's Office for Davidson County, Tennessee. Said point also being the northwest corner of the property conveyed to Thomas D. Rains and Lori Lynn Rains in Book 7989, Page 948, Register's Office for Davidson County, Tennessee. Thence with the easterly line of the Richard W. Larue property and the westerly line of the Thomas D. Rains and Lori Lynn Rains as follows: South 30 degrees 19 minutes 32 seconds West 440.00 feet to a Metal Fence Post (found); thence South 35 degrees 38 minutes 07 seconds West 1,163.62 feet to an iron pin (set) and being the northeast corner of the tract being conveyed as tract 2 of this survey and being the point of beginning;

Thence South 35 degrees 38 minutes 07 seconds West 376.26 feet to and iron pin (found) at the northwest corner of the property conveyed to James Robert Wilkes in Quitclaim Book 10093, Page 412, Register's Office for Davidson County, Tennessee; thence with the westerly line of James Robert Wilkes South 06 degrees 15 minutes 02 seconds West 103.53 feet to and iron pin (set), thence with a

new line severing the property of Richard W. Larue North 86 degrees 11 minutes 17 seconds West 500.02 feet to an iron pin (set) in the northeast line of the property conveyed to Joseph K. Sanders and Karen J. Sanders in Deed Book 7034, Page 15, Register's Office of Davidson County, Tennessee; thence with the easterly line of Joseph K. Sanders and Karen J. Sanders as follows: North 06 degrees 21 minutes 50 seconds East 100.00 feet to and iron pin (found); thence North 47 degrees 24 minutes 21 seconds East 619.27 feet to an iron pin set; thence with the southerly line of Tract 1 of this survey South 61 degrees 24 minutes 33 seconds East 298.88 feet to the point of beginning and containing 5.00 acres according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee, 37067, dated June 19, 2012.

Being part of the same property conveyed to Lisa Anne Ford and Richard W. LaRue, joint tenants with survivorship by Warranty Deed from Richard C. Kessinger and wife, Phyllis M. Kessinger, dated January 22, 1988, of record in Deed Book 7460, Page 984, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Richard W. Larue by Quitclaim Deed from Lisa Anne Ford, dated April 28, 2006, of record in Instrument Number 20060526-0062148, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1882 Baker Road, Goodlettsville, TN 37072

(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 hand this 17th day of August, 2012.

Richard W. Larue

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Larue, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of August 2012.

Commission expires: 7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

EXHIBIT C

BILL GARRETT, Davidson Count
Trans:T20150090599 DEEDQC
Recvd: 10/23/15 15:42 2 pgs
Fees:12.00 Taxes:0.00
20151023-0108207

FROM: Richard W. LaRue

To: Jacquelyn Cunningham

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Jacquelyn Cunningham	Owner	P/O 12-00-147
1882 Baker Road		
Goodlettsville, TN 37072		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ 0.00

Angelena Hazelwood
affiant

Subscribed and sworn to before me this the 12th day of July, 2015

Notary Public
Commission Expires:_____

VICTORIA HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 2-20-2018

I, **Richard W. LaRue**, do hereby quitclaim to **Jacquelyn Cunningham**, her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Exhibit "A"

Being Part of the same property conveyed to Richard W. LaRue, by deed of record in instrument # 20060526-0062148, said Register's Office.

Unimproved (X)
This is improved property ( ) known as

1.716 plus or minus acres on Baker Road Goodlettsville, TN 37072

Witness our/my hand(s) this the 6 day of ~~July,~~ Oct 2015.

Richard W. LaRue

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. LaRue with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee this 6th day of July, 2015.

Notary Public
Commission Expires: March 20, 2018

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires 3-20-2018

Delle Land Surveying Company, Inc.
408 Nesbitt Lane ~ Madison, Tennessee 37115
Phone 865-4242 ~ Fax 865-2714
eMail~Delleland@comcast.net

Deed Description
1882 Baker Road

Beginning at an iron rod in the southwestern corner of the Jacquelyn Cunningham property as described in Instrument 20120821-075190 RODC and the northwestern corner of the Richard Larue property as described in Instrument 20060526-0062148 RODC;

Thence, with the common line between Cunningham and Larue, South 84 minutes 45 seconds 05 seconds East, 500.02 feet to an iron rod at the northeast corner of the Larue property;

Thence, with Larue's eastern line, South 08 degrees 19 minutes 49 seconds West, 245.53 feet to a new iron rod;

Thence, with a new line, North 63 degrees 24 minutes 00 seconds West, 525.94 feet to a new iron rod in the west line of Larue;

Thence, with Larue's west line, North 08 degrees 27 minutes 59 seconds East, 53.77 feet to the point of beginning and containing 74,734 square feet or 1.716 acres.