Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT20 0200056

Name and Address of New Owner:
WPN, LLC
209 Neelys Bend Road
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 053-16-0-143.00

Karen Johnson Davidson County
Batch# 369881 DEEDWARR
03/10/2020 09:36:27 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20200310-0026642

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Garner Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **WPN, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Section One, Stone Hedge of record in Plat Book 8250, Page 541, and amended in Book 10254, page 636, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Garner Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Patsy Garner Jacobs, dated 5/26/2009 and recorded 6/4/2009 in Instrument Number 20090604-0051861, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property previously conveyed to Patsy Garner Jacobs by Deed of Correction from Patsy Garner Jacobs and Joyce Garner Lee, dated 5/26/2009 and recorded 6/4/2009 in Instrument Number 20090604-0051860, (which was recorded to correct the legal description in a Quitclaim Deed to Patsy Garner Jacobs from Patsy Garner Jacobs and Joyce Garner Lee, dated 5/8/2009 and recorded 5/22/2009 in Instrument Number 20090511-0042991); and part of the same property previously conveyed to John H. Garner, unmarried, by Warranty Deed from John H. Steele, III and wife, Dianne C. Steele, dated 5/31/1988 and recorded 6/17/1988 in Book 7575, Page 764, Register's Office for Davidson County, Tennessee.
The said John H. Garner died testate in Williamson County, Tennessee on or about March 8, 2000, and pursuant to his Last Will and Testament filed in Docket No. P00-2616 in the Probate Court for Williamson County, Tennessee, he devised the subject property to Patsy Garner Jacobs and Joyce Garner Lee.

Being improved property also known as: 309 Pitts Avenue, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of March, 2020.

Garner Properties, LLC, a Limited Liability Company

By: Patsy Jacobs
Patsy Jacobs, Chief Manager

State of Tennessee
County of Sullivan

Before me, Eddie Johnson of the state and county mentioned, personally appeared Patsy Jacobs, Chief Manager with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theChief Manager of Garner Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand, at office, this 6th day of March, 2020.

Eddie Johnson
Notary's Signature
My commission expires: July 11, 2021

EDDIE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ (FJ) Sullivan)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patsy Jacobs
(Affiant)

Sworn to and subscribed before me this
6th day of March, 2020.

Eddie Johnson
Notary Public
My commission expires: July 11, 2021
File No. 2020-626

EDDIE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY