WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9353-CC

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 512679 DEEDWARR
11/09/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $5,476.00
20201109-0131855

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

**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) |
|---|---|---|
| Ramston Hermitage, LLC<br>1033 Demonbreun St. Ste. 300<br>Nashville, TN 37203 | First Community Bank of Tennessee<br>~~New Owner~~<br>P.O. Box 1027<br>Shelbyville, TN 37162 | 08600077400 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Lux Development Group, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Ramston Hermitage, LLC**, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of FINAL PLAT THE GATEWAY OF HERMITAGE A RESUBDIVISION OF PARCEL 155, as shown on plat of record in Instrument 20170209-0013566, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to The Lux Development Group, LLC, a Tennessee limited liability company by Warranty Deed dated 02/15/2017, from Freegard Partners X, a Tennessee general partnership, of record in Instrument 20170216-0016036, 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: 4042 Shurgard Way, 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 GRANTEE, its successors and assigns forever; and it does covenant with

the said GRANTEE that it 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 it does further covenant and bind itself, its successors and representatives, 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. 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 5th day of November, 2020.

The Lux Development Group, LLC

BY: Alan R Wise, Chief Manager
Alan Wise
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alan Wise with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of The Lux Development Group, LLC , the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Alan Wise as such Chief Manager.

Witness my hand and official seal, this the 5th day of November, 2020.

Notary Public
My Commission Expires: 10/3/21



# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

