WARRANTY DEED

Karen Johnson Davidson County
Batch# 569602 DEEDWARR
02/05/2021 03:30:53 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20210205-0017218

W-SB-SSG-21-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lathrop Real Estate Holdings III, LLC	**New Owner**	
(NAME)	(NAME)	**137-00-0-054.00**
3633 Greens Mill Rd	**New Owner**	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIDDLE TN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LATHROP REAL ESTATE HOLDINGS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being further described as follows:

Land in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, being a part of John C. Warpool's Subdivision of a 1.2 Acre Tract in said District and more particularly described according to a survey made by Cantrell, Connell & Morrison, Engineers, on September 16, 1958, as follows.

Beginning at an iron pin in the southerly margin of Granny Wright Lane said pin being the northwest corner of C. Boner; thence with Boner's westerly line South 15 degrees West 160.9 feet to an iron pin; thence North 70 degrees West 184.9 feet to an iron pin; thence North 20 degrees East 160 feet to an iron pin in the southerly margin of Granny Wright Lane; thence with the margin of said Lane South 70 degrees East 170 feet to the point of beginning, containing 0.65 acres, more or less.

Being the same property conveyed to Middle TN Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from John Robert Woodroof and Katherine Woodroof Brown of record in Instrument No. 20191119-0119195 Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on November 19, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2008 Bakers Grove Ln, Hermitage, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF FEBRUARY, 2021.

Middle TN Investments, LLC

BY: _____
Brian Benton
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN BENTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MIDDLE TN INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212