Karen Johnson Davidson County
Batch# 779268 **DEEDWARR**
12/23/2021 11:46:25 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20211223-0169800

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 1/28/2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALSL, GP	New Owner	025-00-0-062
(NAME) 1728 General George Patton Drive, #101	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, WE,

ROBERT F. BURTON AND WILLIAM C. BURTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALSL, GP, A TENNESSEE PARTNERSHIP,

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:

Beginning at an iron pin in the West Right of Way of U.S. Highway No. 41, the Nashville to Goodlettsville (Dickerson) Pike, which pin is 35 feet from the center line of said highway, a corner to the property of C. Herbert Ellis and wife Annie Mae Ellis, the Northeast corner of this property, thence with the right of way of the said highway, South 18 degrees West 120 feet to a post, corner to the said Ellis ; thence with a fence North 86 degrees West 364 feet to an iron pin, a corner in said Ellis' line; thence North 2 degrees East 154 feet to an iron pin; thence South 82 degrees East 400 feet to the beginning containing 1.2 acres more or less.

Being the same property conveyed to Robert F. Burton and William C. Burton, as tenants in common, each owning a one half (1/2) undivided interest in the property by Deed dated December 6, 2010 from The Estate of Charles R. Burton, Jr., recorded December 20, 2010, in Instrument Number 20101220-0101095, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Unimproved* property is commonly known as: 805 South Dickerson Road, Goodlettsville, TN 37072

LT&E File #18738

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/our hand(s) this 22nd day of December, 2021

Robert F. Burton

William C. Burton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of December, 2021, before me personally appeared Robert F. Burton and William C. Burton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

LT&E File #18738