Karen Johnson Davidson County
Batch# 809523 DEEDWARRSP
02/22/2022 01:57:57 PM 6 pgs
Fees: $33.00 Taxes: $795.50
20220222-0020044

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
LDG Land Holdings, LLC 1469 South 4th St. Louisville, KY 40208	LDG Land Holdings, LLC 1469 South 4th St. Louisville, KY 40208	06002027200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of February, 2022.

Notary Public

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

My Commission Expires: 7-9-2022

For and in consideration of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00), the receipt and sufficiency of which are hereby acknowledged, **WILLIAM H. WILES and YVETTE AMICK, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF THOMAS R. WILES, DECEASED** ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto **LDG LAND HOLDINGS, LLC, a Kentucky limited liability company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 334 Ewing Drive, Nashville, TN 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

Grantors covenant with Grantee that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind Grantors, their heirs, successors, and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantors herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness our hands this 18 day of February, 2022.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

WILLIAM H. WILES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, WILLIAM H. WILES, the within named bargainor, 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 seal, at Office in the aforesaid county and state, this 18 day of February, 2022.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[ADDITIONAL SIGNATURE APPEARS ON THE FOLLOWING PAGE]

YVETTE AMICK, Executrix of the Estate of Thomas R. Wiles, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, YVETTE AMICK, Executrix of the Estate of Thomas R. Wiles, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as Executrix of said Estate.

Witness my hand and seal, at Office in the aforesaid county and state, this 18 day of February, 2022.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2025

YVETTE AMICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, YVETTE AMICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in the aforesaid county and state, this 18 day of February, 2022.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 113, as shown on the map entitled Section One, Hillhurst Acres, of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM H. WILES AND THOMAS R. WILES, by deed from THOMAS R. WILES, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES H. WILES (APPOINTED IN PROBATE COURT CASE NUMBER 11P-547, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION), of record in Instrument No. 20120326-0025419, dated March 21, 2012, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2022 and subsequent years.

2. The following matters shown on the Plat of Section One Hillhurst Acres of record in Book 2331, Pages 50 and 51, in the Register's Office for Davidson County, Tennessee:

   (a) 100 foot setback line along the north line of Lot 113; and
   (b) 10 foot utility easement along the south line of Lot 113.