WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/8/07

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L Waller Jr	Frank L Waller Jr	
(NAME)	(NAME)	
1247 Northgate Business Parkway	1247 Northgate Business Parkway	34-15-40
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051302

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, **I, Caribbean Associates, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Frank L Waller Jr and Deborah Waller**, 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. :

Land in Davidson County, Tennessee, being Lot No. 12-A on the Plan of Resubdivision of Lot No. 12 Northgate Business Park of record in Book 7900, Page 421, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate legal description.

Property commonly known as: 1247 Northgate Business Pkwy., Davidson Co., Madison, TN 37115

BEING all of the same property conveyed to Caribbean Associates, LLC by Warranty Deed from James Panchisin and wife, Linda Panchisin, dated September 15, 1998 and filed of record in Book 11115, Page 363, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1247 Northgate Business Parkway, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of July, 2005.

Caribbean Associates, LLC

By:

Caribbean Associates, LLC

Managing Member

Davidson County DEEDWARR
Recvd: 08/01/05 10:21 2 pg
Fees:13.00 Taxes:2405.00

20050801-0089442

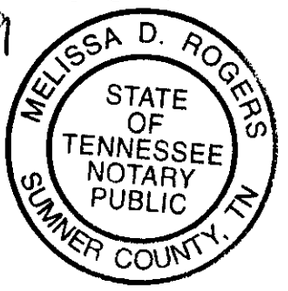
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal at Springfield, Tennessee this 27th day of July, 2005.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public