WARRANTY DEED

FILE BOX 19B
05-08-019-D

State of Tennessee)
County of Davidson)

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of August, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/24/05 13:34 2 pgs
Fees:13.00 Taxes:2405.00

20050824-0101048

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
S.B. INTERNATIONAL INC.	" NEW OWNER "	105-16-0
(NAME)	(NAME)	169.00
2108 Utopia Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **J. DOUGLAS WRIGHT, JR.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **S.B. INTERNATIONAL INC. A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Nashville, Davidson County, Tennessee, and being Lot Nos. 21, 22, 23 and 24 on the Plan of Corrine Place, of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, and more fully described according to a A.L.T.A/As-Built Survey by Phillip E. Holmes, Tennessee Registered Land Surveyor No. 1728, dated August 5, 2005, as follows:

BEGINNING at a point in the southwesterly corner of the Utopia. L.P. Property, as of record in Book 8768, Page 895, Davidson County, Tennessee and being more particularly described as follows:

1.) Thence S80°56'50"E, 165.00 feet to an iron pin;
2.) Thence S01°58'51"W, 200.00 feet to an iron pin;
3.) Thence N80°56'50"W, 165.00 feet to an iron pin;
4.) Thence N01°58'51"E, 200.00 feet to the point of BEGINNING.

BEING the same property conveyed to J. DOUGLAS WRIGHT, JR., by Deed from J. DOUGLAS WRIGHT AND WIFE, WILLIMAE WRIGHT of record in Book 5173, Page 1, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is COMMERCIAL and has not now nor ever has been the principal place of residence for the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 2112 Utopia Ave, Nashville, TN, .

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, my hand, this 22nd day of August, 2005.

J. DOUGLAS WRIGHT, JR.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. DOUGLAS WRIGHT, JR.**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 22nd day of August, 2005.

My Commission Expires: 03/31/07

Notary Public

