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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH DAY OF JANUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terence Adams	SAME	133-6-235
(NAME)	(NAME)	
430 Allied Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Horrell Properties, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terence Adams and wife, Melissa Adams**, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **430 Allied Drive, Nashville, TN 37211**
(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 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 hand this 5th day of January, 2006.

Horrell Properties, Inc.

By: Horrell, President

Steve Horrell, President

Davidson County DEEDWARR
Recvd: 01/06/06 14:57 3 pgs
Fees:18.00 Taxes:3145.00

20060106-0002467

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steve Horrell with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Horrell Properties, Inc. the within named bargainor, a corporation, and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steve Horrell as such President

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2006.

Commission expires: 3.21.09

Notary Public



Michael J. Philbin
My Commission Expires
March 21, 2009

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 11-A on the Plan of a Resubdivision of Lot 11-A, Section One, Allied Industrial Park of record in Book 5190, Page 643, Register's Office for said County, to which plan reference is hereby made and being more particularly described according to a Category 1 survey not of record prepared by Phillip E. Holmes, licensed surveyor RLS No. 1728, on behalf of Volunteer Land Surveying Services, said survey being dated November 11, 2005 and identified as File No. 25157; and,

Beginning at an iron pin on the northerly margin of Allied Drive and the southeastern corner of the Fairways Compass Nashville, LLC. Property, as of record in Instrument No. 20050919-0112547, Register's Office for said County, as follows:

THENCE N04'14'13"E, 272.38 FEET TO AN IRON PIN;
THENCE S85'46'28"E, 221.20 FEET TO AN IRON PIN;
THENCE S04'03'51 "W, 39.71 FEET TO AN IRON PIN;
THENCE S85'00'00"E, 21.39 FEET TO AN IRON PIN;
THENCE S04°13'30"W, 232.38 FEET TO AN IRON PIN;
THENCE N85*46'30"W, 242.76 FEET ALONG ALLIED DRIVE TO THE POINT OF BEGINNING, CONTAINING 65,260.78 SQUARE FEET OR 1.50 ACRES

Being the same property conveyed to Horrell Properties, Inc. by Quitclaim Deed from Henry Horrell and wife, Kathleen B. Horrell recorded as Instrument No. 20051229-0156196 in the Register's Office for Davidson County, Tennessee.