File No. 260201403

WARRANTY DEED

JERRY A. KENNON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/18/06 10:42 2 pgs
Fees:13.00 Taxes:2035.00
20060518-0058374

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donan Properties II, LLC.	Donan Properties II, LLC.	106-02-0-048.00
(NAME) 1000 Elm Court	(NAME) Same	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, D & J Enterprises of Nashville, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donan Properties II, LLC., HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 3 on the Plan of Revision of Lots 1, 2 and 3, 2nd Revised plan of Elm Hill Business Center, Section 3, of record in Book 5200, Page 314, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on the plan of Elm Hill Business Center, Section 3, of record in Book 5200, Page 12, said Register's Office, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to D & J Enterprises of Nashville, LLC by deed from Paul Wesley Clinton, a Single Person, dated July 16, 1997 filed for record on July 22, 1997 in Book 10538, Page 215, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1000 Elm Court, Nashville, TN 37214
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 our hands this 4th day of May, 2006.

D & J Enterprises of Nashville, LLC

By:

Attest:

STATE OF TN

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the partner the within named bargainor, a Tennessee Limited Liability Company, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said _____, as such partner.

Witness my hand at office this 4th day of May, 2006.

Commission expires:

Notary Public

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

File Number: 260201403

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027