WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/22/07 11:57 2 pgs
Fees:13.00 Taxes:592.00
20070322-0034890

DAVIDSON COUNTY, TENN. MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Dennis	SAME	84-16-150.01
(NAME)	(NAME)	
1616 Ballenger Rd		
(ADDRESS)	(ADDRESS)	
Carthage TN 37030		
(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,

H & H Car Wash, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Dennis and wife, Jan R. Dennis,

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:

TRACT 1:

LAND in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Hickerson & Pleasant Engineers, dated July 9, 1966, as follows:

BEGINNING at an iron pin in the northerly margin of the Lebanon Road at the southwest corner of the property conveyed to Charles W. Whittemore and wife, by deed from Harry Maxwell and wife, of record in Book 3463, Page 45, Register's Office for said County; thence with the northerly margin of said Road, South 87° West 12 feet to an iron pin; thence North 3° 50' West 277.7 feet to an iron pin; thence North 87° 43' East 121.1 feet to an iron pin; thence South 1° 46' East 90.3 feet to the northeasterly corner of the property conveyed to Charles W. Whittemore and wife, as aforesaid; thence with Whittemore's northerly line, South 89° West 100 feet to his northwest corner; thence with his westerly line, South 1° 46' East 190 feet to the beginning.

BEING the same property conveyed to H & H Car Wash, Inc. by Quitclaim Deed from A.O. Hibler and wife, Marion Hibler and A. O. Hibler, II and wife, Suzanne Hibler, recorded in Book 7728, Page 484, Register's Office for Davidson County, Tennessee.

TRACT 2

LAND in the 3rd Civil District of Davidson County, Tennessee, described partly according to a survey made by H. B. Fowlkes, Surveyor, April, 1947, as follows:

BEGINNING at a point in the easterly margin of the tract of land conveyed to Felix Fred Walker, et ux, of record in Book 3346, Page 188, Register's Office for said County, said point being 185 feet north of the northerly right-of-way at Lebanon Road; thence North 3° West 103.5 feet to a point; thence South 83° 43' West 100 feet to a point; thence southerly 95.3 feet to a point; thence easterly 100 feet with the north line of the property conveyed by the Walkers' to Colonial Foods, Inc. by deed of record in Book 4027, Page 254, Register's Office for said County, to the point of beginning.

BEING the same property conveyed to H & H Car Wash, Inc. by Quitclaim Deed from A.O. Hibler and wife, Marion Hibler and A. O. Hibler, II and wife, Suzanne Hibler, recorded in Book 7728, Page 486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2604 Lebanon Pike, 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 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 21st day of March, 2007.

H & H Car Wash, Inc.

By: A. O. Hibler President
A. O. Hibler, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Mark A. Ellmore, Jr., a Notary Public of said County and State, personally appeared A. O. Hibler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of H & H Car Wash, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of March, 2007.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2007.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.