WARRANTY DEED

File Number: 70232

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lnae, Suite 9 Hermitage, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAL-MAC PROPERTIES, LLC	DAL-MAC PROPERTIES, LLC	
(NAME) 108/112 Shelby St.	(NAME) 108/112 Shelby St.	043-08-0-14
(ADDRESS) Old Hickory, TN	(ADDRESS) Old Hickory, TN	
(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, Bolton, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAL-MAC PROPERTIES, LLC, 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:

Property Located in the 4th Civil District of Davidson County, Tennessee and being described according to a survey by Bruce Rainey, Surveyor #823, dated December 9, 1996 and known as Job No. 960328, as follows:

BEGINNING at an iron pin set in the southeasterly margin of Shelby Street, said pin being the northernmost corner of the herein described property and the westernmost corner of the Wiley O. Gammon property of record in Book 2999, page 496, Register's Office for Davidson County, Tennessee; thence, leaving said margin of Shelby Street with Gammon's line and a fence S 43 Deg. 22 min. 36 sec E 158.00 feet to an iron pin set, said pin being the southernmost corner of Gammon and the westernmost corner of the W.C. Gifford property of record in Book 10201, page 766, Register's Office for Davidson County, Tennessee; thence, with Gifford's line and a fence S 37 deg. 24 min. 04 sec E 141.00 feet to an existing iron pin at a fence corner said pin being the southernmost corner of Gifford and the easternmost corner of theherein described property, said pin also being in the westerly line of the Morgan Hurt Limited Partnership property of record in Book 9433, page 911, Register's Office for Davidson County, Tennessee; thence, with line of the Morgan Hurt Limited Partnership and a fence for the next two calls; S 51 deg 48 min. 31 sec W 351.01 feet to an iron pin set at a fence corner, the southernmost corner of the herein described property; thence N 37 deg 48 min 21 sec W 142.17 feet to an iron pinset, said pin being the southernmost corner of the Randy Chapman et ux property of record in Book 9946, Page 750, Register's Office for Davidson County, Tennessee; thence, with Chapman's line for the next two calls; N 52 deg. 00 min 00 sec E 90.80 feet to an iron pin set; thence N 43 deg 21 min. 18 sec W 133.80 feet to an iron pinset on the southeasterly margin of Shelby Street, said pin being the northernmost corner of Chapman and the westernmost corner of the herein described property; thence with said margin of Shelby Street N 46 deg. 41 min 02 sec E 260.00 feet to the point of beginning, containing 2.013 acres, more or less.

Being the same properties conveyed to Bolton, LLC by Warranty Deed from Amos Bolton and wife, Edna V. Bolton dated September 23, 1996 of record in Book 10201, Page 769 and corrected in Book 10506, Page 789, in Register's office for Davidson County, Tennessee.

The mailing address for the said property is 108 and 112 Shelby Avenue, Old Hickory, Tennessee 37138.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to Reservations as to living quarters and commercial use of record in Book 6500, Page 434 in the Register's Office for Davidson County. Tennessee.

unimproved ☒

This is improved ☐ property, known as 108/112 Shelby St., Old Hickory, TN
(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.

Davidson County DEEDWARR
Recvd: 05/30/07 14:50 2 pgs
Fees:13.00 Taxes:832.50
20070530-0064243

Bolton, LLC

By: _____
James A. McGee, Jr.

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James A. McGee, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Chief Manager of Bolton, LLC, the within named bargainor, and Limited Liability Company, and that he/she as such member , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said James A. McGee, Jr. as such Chief Manager.

Witness my hand and official seal this 3rd day of May, 2007

_____
Notary Public
My Commission Expires: 4-14-2010