07-12-027-K

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/08 11:14 2 pgs
Fees:12.00 Taxes:0.00
20080129-0009103

Transfer Tax based upon consideration of $ 185,000.00 was paid under Instrument No. 20070109-[illegible] Register's Office for Davidson County, Tennessee 0003544

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of January, 2008.

Notary Public

My Commission Expires: [illegible]2011 (AFFIX SEAL)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Exodus Industries, Inc. (NAME)	" NEW OWNER " (NAME)	105-14-288.00
308 Seaboard Lane (ADDRESS)	(ADDRESS)	
Franklin, TN 37067 (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Temeka N. Irwin , as the sole child of Gerald Irwin, Deceased (as named devisee under the Last Will and Testament of Barbara A. McFarland, Deceased)**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **Exodus Industries, Inc., a Tennessee corporation**, hereinafter called the Grantee, its successors 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. 2 on the plan of Section Eleven, Edgehill Estates of record in Plat Book 4300, page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Barbara A. McFarland by Warranty Deed from Ted C. Mooney and George Gianikas, of record in Book 4561, Page 958, Register's Office for Davidson County, Tennessee. The said Barbara A. McFarland having since died and by her Last Will and Testament filed for probate in Case No. 05P1376, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised in equal shares to the children of Barbara A. McFarland, Deceased, Deobrah Irwin and Gerald Irwin. Pursuant to the provisions of the Last Will and Testament of Barbara A. McFarland, Deceased, if either child predeceased her, said deceased child's share would vest in the said deceased child's child or children. The said Gerald Irwin did predecease Barbara A. McFarland with the said Temeka N. Irwin being the sole child of Gerald Irwin, Deceased.

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.

BEING unimproved ☐
Improved ☒ property known as: 846 Bradford Avenue, Nashville, TN, 37204.

(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 GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE 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, its 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 23rd day of January 2008.

Tameka Irwin
TAMEKA N. IRWIN

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 **TAMEKA N. IRWIN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January 2008.

My Commission Expires: D. W. McMACKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

D W McMackin
Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Files Kennedy
DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **DEE FILES KENNEDY** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON