File No. 280300968

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/08 09:17 3 pgs
Fees:18.00 Taxes:236.80
20080326-0030202

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Meagan Sulcer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BW Howard Franchise Enterprise Industries, LLC	BW Howard Franchise Enterprise Industries, LLC	04401002400
(NAME) PO Box 2316	(NAME) PO Box 2316	
(ADDRESS) Hendersonville, Tennessee 37077	(ADDRESS) Hendersonville, Tennessee 37077	
(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, , **Harden Property Group, LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **BW Howard Franchise Enterprise Industries, LLC**, hereinafter called the grantee(s), ITS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 50, Scenic View Subdivision, not of record and described according to a survey made by T.R. Stanford, dated November 30, 1966, as follows:

Beginning on the southwesterly margin of Keeton Avenue at the corner of Lot Numbers 50 and 51; thence with the Line between Lots 50 and 67, Northwesterly 100 feet; thence Northeasterly 165 feet to the Southwesterly margin of Keeton Avenue; thence southeasterly with said Avenue 100 feet to the point of beginning, more or less.

Being the same property conveyed to Harden Property Group, LLC by Deed from US Bank NA of record in Instrument No. 20080325-0029811, Register's Office for said County.

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 338 Keeton Avenue, Old Hickory, TN 37138
(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), ITS 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), ITS 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 25th day of March, 2008.

Harden Property Group, LLC

By: _____
David T. Harden, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David T. Harden with whom I am personally acquainted and who proved himself to be the Member of Harden Property Group, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 25th day of March, 2008.

Commission expires: July 16, 2011

_____
Notary Public

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

File Number: 280300968

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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

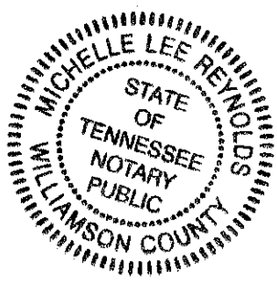
Cumberland Title

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Michelle Reynolds, a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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