WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/06/08 12:52 2 pgs
Fees:13.00 Taxes:1757.50



20080606-0058354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~January 13, 2012~~ (AFFIX SEAL) 7/21/10

THIS INSTRUMENT WAS PREPARED BY

Please return to: Jack Case Wilson Title Associates, LLC

5560 Franklin Pike Circle

Brentwood, Tennessee 37027

b-5680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Vincent	Donald C. Vincent	~~034-15-0 011.00~~
(NAME) 539 Myatt Drive	(NAME) 539 Myatt Drive	034-15-0 011.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, Southern Woodenware, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald C. Vincent, 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:

Land in Davidson County, Tennessee being Lot No. 24 on the Plan of Rivergate Industrial Park, Sec. 2, as of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING all of the same property conveyed to Southern Woodenware, Inc., by Warranty Deed dated February 20, 1997, from Velma Christine Williams, d/b/a Velma's Decor of record in Book 10363, Page 558, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 539 Myatt Drive, Madison, TN 37115

(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 our hands this 18th day of April, 2008.

Southern Woodenware, Inc.

By: Howard Caughron, President

STATE OF TENNESSEE

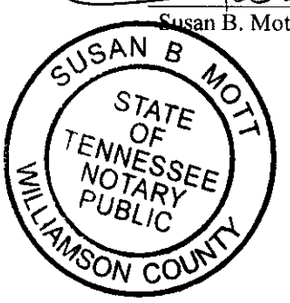
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Howard Caughron, with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the President respectively of the Southern Woodenware, Inc., the within named bargainor, a corporation, and that he/ as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Southern Woodenware, Inc. as such President.

Witness my hand and official seal at office at Brentwood, Tennessee on this 18th day of April, 2008.

Susan B. Mott, Notary

My Commission Expires: January 15, 2012



RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027