BILL GARRETT, Davidson County
Trans:T20100041097 DEEDWARR
Recvd: 07/06/10 09:40 2 pgs
Fees:13.00 Taxes:307.10

20100706-0052531

State of Tennessee
County of Wilson

The actual consideration or value whichever is greater is $83,000.00

Subscribed and sworn before me this the 30th day of June, 2010.

Affiant

(Affix Seal)

Notary Public
My Commission expires: 1/6/14

WARRANTY DEED

2010149

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Paul S. Olson
602 Hadley's Bend Blvd.
Old Hickory, Tn. 37138

Send tax bills to:
SunTrust Mortgage, Inc
401 Commerce, Ste 6100
Nashville, TN 37219

Map 63-8, Parcel 71.02

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BW Howard Franchise Enterprises Industries, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Paul S. Olson, married

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson** COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 2, Block Q, on the plan of Hadley's Bend City, of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to BW Howard Franchise Enterprise Industries, LLC, by deed from Bobbie A. Talley n/k/a Bobbie A. Golder, of record in Instrument No. 20080805-0080655, dated 07/25/2008, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, page 120, Register's Office for Davidson County, Tennessee.

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

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 602 Hadley's Bend Blvd., Old Hickory, TN, 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 30th day of June, 2010.

BW Howard Franchise Enterprise Industries, LLC
By: Bob Wadley, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, **Bob Wadley**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the **President of BW Howard Franchise Enterprise Industries, LLC** and is authorized by the **BW Howard Franchise Enterprise Industries**, LLC to execute this instrument of behalf of the **BW Howard Franchise Enterprise Industries, LLC**

Witness my hand and official seal, this 30th day of June, 2010.

My commission expires: 1-16-14

Notary Public

