File No. 210110503A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/10 15:45 3 pgs
Fees:18.00 Taxes:74.00
20101216-0100242

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Price Investments, Inc	D. Price Investments, Inc	
(NAME) Lot 1 Lakeshore Drive	(NAME) 57 Harbor Cove Drive	MAP/PARCEL 05413015400
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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, **WE, Mark Hughes and wife, Julie Kay Hughes, and Mark Oeser, an unmarried man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **D. Price Investments, Inc**, hereinafter called the grantee(s), HIS 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. 1 on the Plan of First Revision, Lot 2, The Ezra Elkins Property, as of record in Plat Book 200507080079509, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said property is being conveyed together with an ingress/egress easement as shown on said plat.

Being a portion of the same property conveyed to Mark Hughes and wife, Julie Kay Hughes and Mark Oeser by Deed dated October 17, 2003 from Jack D. Elkins of record in Instrument No. 20031029-0159034, Register's Office for said County.

Being a portion of the same property conveyed to Mark Hughes and wife Julie Kay Hughes and Mark Oeser by Quit Claim Deed dated 12/8/2010 from Jack D. Elkins, Donald B. Elkins and Larry O. Elkins of record in Instrument No. **20101216-1011216**, Register's Office for said County. Said Deed which was give as a correction and to create a valid link in the chain of title.

Exchange Plant Permit Easement as shown of record in Book 924, Page 121; Dupontonia easement as shown in Book 1036, Page 83; Agreement for Dedication of easement of Sanitary Sewers and/or Storm Drainage as shown in Book 8870, Page 863; Deed easement as shown in Instrument No. 200310230156628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 Lot 1 Lakeshore Drive, 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), HIS 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), HIS 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 10th day of December, 2010.

Mark Oeser

Mark Hughes

Julie Kay Hughes

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark Hughes and wife, Julie Kay Hughes, and Mark Oeser, an unmarried man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/10/2010

My Commission Expires: 6-5-12

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210110503A

RETURN TO:
Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, 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: 9/2/2013