BILL GARRETT, Davidson County
Trans:T20110031528 DEEDWARR
Recvd: 05/26/11 14:48 2 pgs
Fees:13.00 Taxes:1924.00
20110526-0040498

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110500141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
26th day of MAY, 2011

Notary Public

~~MY COMMISSION EXPIRES:~~

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
UNIVERSAL ROBOTICS, INC. 2518 SMITH SPRINGS ROAD NASHVILLE, TN 37217	SAME	135-00-0-334.00

FOR AND IN 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, I,

BENNO VON HOPFFGARTEN and wife, CONNIE SUE VON HOPFFGARTEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UNIVERSAL ROBOTICS, INC., A TENNESSEE CORPORATION

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. 2 on the Final Plat of the Subdivision of The Gibbs & Von Hopffgarten Property, as shown on plat of record in Instrument No. 20060215-0018305, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the same property conveyed to Benno Von Hopffgarten, by Warranty Deed from Security Federal Savings and Loan Association of Nashville, dated 12/16/91 and recorded 12/18/91 in Book 8510, Page 393, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following matters:
Temporary Construction Easement as set out in Warranty Deed of record in Book 8235, page 837, said Register's Office, a Permanent Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 8333, Page 1, said Register's Office. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities. All Matters shown on the Plan of record in Instrument Number 20060215-0018305, said Register's Office.

This is improved (X) property known as **2518 SMITH SPRINGS ROAD, NASHVILLE, TN 37217**
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 my hand this 25TH day of MAY, 2011.

BENNO VON HOPFFGARTEN

CONNIE SUE VON HOPFFGARTEN

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Personally appeared before me, the undersigned, a Notary Public of said County and State, Benno Von Hopffgarten and wife, Connie Sue Von Hopffgarten,, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes herein contained.

Witness my hand at Office in Sarasota, Florida, this 25th day of May, 2011.

Catherine Helen Fletcher
Notary Public

My Commission Expires:

CATHERINE HELEN FLETCHER
Notary Public - State of Florida
My Comm. Expires Aug 13, 2014
Commission # EE 397
Bonded Through National Notary Assn.