**This instrument prepared by and after recording, return to:**
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2011-127

# WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Hodges Investment Properties, L.P. | (NAME)<br>Same as new owner | Map & Parcel # |
| (STREET ADDRESS)<br>111 Eaton Drive | (STREET ADDRESS) | 18300016400 (Lot 1) |
| (CITY) (STATE) (ZIP)<br>Shelbyville TN 37160 | (CITY) (STATE) (ZIP) | 18300013200 (Lot 2) |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JAMES F. DIGBY,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **HODGES INVESTMENT PROPERTIES, L.P., a Tennessee limited partnership,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Tract 1:** Land in Davidson County, Tennessee, being **Lot No. 1** on the Plan of Guinn Subdivision, of record in Plat Book 7900, page 305, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

**Tract 2:** Land in Davidson County, Tennessee, being **Lot No. 2** on the Plan of Guinn Subdivision, of record in Plat Book 7900, page 305, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James F. Digby by deed of record in Instrument #20060706-0081212, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Bedford

The actual consideration or value whichever is greater, for this transfer is $1,800,000.00.

Subscribed and sworn to before me this the 29, day of November, 2011.

Affiant

My commission expires: 10/15/13

Notary Public

This is improved property known as1500 Heil Quaker Blvd., and 1121 Firestone Parkway, LaVerne, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

BILL GARRETT, Davidson County
Trans:T20110075616 DEEDWARR
Recvd: 12/01/11 09:05 2 pgs
Fees:13.00 Taxes:6660.00

20111201-0093394

MICHELLE SHELTON WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 28 day of November, 2011.

JAMES F. DIGBY

STATE OF Colorado )
COUNTY OF Boulder )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES F. DIGBY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lafayette, Colorado, this 28th day of November, 2011.

Notary Public
My Commission Expires: 11-1-2010

NOTARY PUBLIC TABITHA SALAZAR STATE OF COLORADO My Commission Expires Nov. 1, 2012

1. 2012 and subsequent years real property taxes are a lien, but not yet and payable.
2. Subject to all matters shown on Plan of Guinn Subdivision, a plat which is of record in Book 7900, page 305, Register's Office, Davidson County, Tennessee.
3. Subject to water and sewer line easements of record in Easement Deed and Conveyance of Water-Sewer Facilities of record in Book 4699, page 585, Register's Office, Davidson County, Tennessee.
4. Subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5953, page 840, Register's Office, Davidson County, Tennessee.
5. Subject to the rights and claims of parties in possession under unrecorded leases.
6. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5063, page 843, Register's Office, Davidson County, Tennessee.
7. Subject to Right of Way Easement to Colonial Pipeline Company of record in Book 3616, page 439, Register's Office, Davidson County, Tennessee.