BILL GARRETT, Davidson County
Trans:T20110078621 DEEDWARR
Recvd: 12/12/11 15:11 2 pgs
Fees:13.00 Taxes:666.00
20111212-0096824

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110859

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2011.

NOTARY PUBLIC

My commission expires: 8/20/20

TERRY R. SLATER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Modern Mechanical Contractors, Inc. 405 McNally Drive Nashville, TN 37211	Same address as new owner	133100041.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **THE LENARD REVOCABLE LIVING TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MODERN MECHANICAL CONTRACTORS, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 47 on the Plan of the Subdivision of Section 18, Allied Industrial Park, of record in Book 4885 Page 167, Register's Office for Davidson, Tennessee, to which Plan reference is hereby made for a more detailed description.

Beginning at a point in the southerly right-of-way of McNally Drive as shown on said plan, said point being further described as being a concrete monument at the northwest corner of Lot No 16, Section 6, Allied Industrial Park, as of record in Book 4060, page 69, Register's Office of Davidson County, Tennessee, and the northeast corner of the herein described Lot No. 47; thence South 25 deg. 11' East 274.99 feet to an iron pin; thence South 12 deg. 13' 50" West 52.57 feet to an iron pin; thence North 83 deg. 37' 45" West 145.74 feet to an iron pin, the southwest corner of the herein described Lot No. 47; thence North 24 deg. 02' 24" West 272.58 feet to an iron pin in the southerly right-of-way line of McNally Drive; thence with said southerly right-of-way of McNally Drive along a curve to the left, having a radius of 1349.10 feet, a distance of 26.92 feet to a concrete monument, the point of tangency to said curve; thence continuing with the southerly right-of-way line of McNally Drive North 64 deg. 49' East 148.08 feet to the point of beginning, containing 55,343.08 square feet, or 1.27, more or less, acres.

Being the same property conveyed to The Lenard Revocable Living Trust, by Warranty Deed from Robert J. Lenard, dated 10/17/2007, recorded 10/19/2007, of record in Instrument # 20071019-0124366, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 4885, page 167; to any and all easements and/or restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 405 McNally Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 28th day of November, 2011.

THE LENARD REVOCABLE LIVING TRUST

BY: Robert J. Lenard, TRUSTEE

ROBERT J. LENARD, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of November, 2011, before me, appeared Robert J. Lenard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Trustee of The Lenard Revocable Living Trust, and that said instrument was signed in behalf of said Revocable Trust, and said Robert J. Lenard acknowledged said instrument to be the free act and deed of said Revocable Trust.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 8/20/2013

