BILL GARRETT, Davidson County
Trans:T20120000872 DEEDWARR
Recvd: 01/05/12 08:54 3 pgs
Fees:18.00 Taxes:1036.00
20120105-0001001

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23698-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Stafford Partners, No. 1, L.P. P.O. Box 1625 Brentwood, TN 37024	New Owner	Map 106-14 Parcel 162-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FLORIG EQUIPMENT OF NASHVILLE, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STAFFORD PARTNERS, NO. 1, L.P., a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 15 on the Plan of Commercial Park South, Second Revision, of record in Book 4675, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to Florig Equipment Company of Nashville, Inc., a Tennessee corporation, by Deed from Management Investment Associates, a general partnership of record in Book 4662, page 481, as corrected in Book 5139, page 668, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 113 Lyle Lane, Nashville, TN 37210.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30TH day of December, 2011.

FLORIG EQUIPMENT OF NASHVILLE, INC.,
A Tennessee corporation

By: _____
Alicia M. Lysykanycz-Florig, President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

BEFORE me, the undersigned, a Notary Public of the Commonwealth and County aforesaid, personally appeared, Alicia M. Lysykanycz-Florig, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of Florig Equipment of Nashville, Inc., a Tennessee corporation, the within named bargainor, and that she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand, at office this 30TH day of December, 2011.

_____
Notary Public
My Commission Expires: _____

NOTARIAL SEAL
ALICE C SCANDONE
Notary Public
WEST NORRITON TWP., MONTGOMERY CNTY
My Commission Expires Aug 27, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

_____
Affiant

Subscribed and sworn to before me this
30th day of December, 2011.

_____
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. 106-14-0-162-00

2. The Plan of record as shown in Book 4675, page 111, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Easement for Sanitary Sewer and/or Storm Drainage of record in Record Book 4260, page 652, Book 4246, page 170, and Book 4433, page 162, Register's Office for DAVIDSON County, Tennessee.

4. All matters shown on the Plan of record in Book 547, page 198, said Register's Office.

5. Deeds of conveyance for water and sewer to the Metropolitan Government of Nashville and Davidson County, of record in Book 4836, page 803 and Book 4847, page 865, said Register's Office.

6. Charter of Florig Equipment of Nashville, Inc. of record in Book 5032, page 353, said Register's Office.