WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AI DevCo, LLC	SAME	Map 118-9
(NAME)	(NAME)	
2002 Richard Jones Road, Suite C-208		Parcel 82
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **D & W PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AI DEVCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 49 on the Map of Leonte Subdivision, not of record, described according to a survey made by w. B. Southgate, Surveyor, in December 1936 and March 1938, as follows:

Beginning at a point in the northerly margin of Draughon Avenue, at the corner of Lots Nos. 48 and 49; said paint being 720 feet West of the westerly margin of Lealand Lane, formerly 10th Avenue South; thence with the line between said lots, northerly 193 feet to the corner of said lots and of lots 34 and 35; thence with the line between lots 34 and 49, westerly 100 feet to the corner Lots No. 33 and 50; thence with the line between lots 49 and 50, southerly 195 feet 6 inches to the North margin of Draughon Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to D & W Properties, a Tennessee general partnership, by deed from Sharon M. Warfield, a widow, of record in Instrument No. 20110302-0016621, said Register's Office.

This conveyance is subject to 2011 real property taxes and all easements and restrictions of record.

unimproved ☒

This is improved ☐ property, known as 1100 Draughon Avenue, Nashville, Tennessee 37204
(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 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.

BILL GARRETT, Davidson County
Trans:T20120000915 DEEDWARR
Recvd: 01/05/12 09:42 2 pgs
Fees:13.00 Taxes:943.50
20120105-0001047

Witness my hand this 3RD day of January, 20 12.

D & W Properties

By: _____
Ronald D. Dorris, Partner

By: _____
R. Hilton Wickham, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ronald D. Dorris and R. Hilton Wickham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of D & W Properties, a Tennessee general partnership, the within named bargainor, a general partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 3RD day of January, 20 12.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 3, 2015