PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120018498 DEEDWARR
Recvd: 03/14/12 08:39 2 pgs
Fees:13.00 Taxes:4070.00
20120314-0021752

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 51164
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael A. Rivalto **1420 Stonebrook Avenue** **Memphis, TN 38116**	SAME

TAX MAP-PARCEL NUMBERS: 10607002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carson Development, LLC, a Tennessee limited liability company**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Rivalto, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described according to a survey by Phillip E. Holmes, Jr. Tennessee Surveyor License No. 1728, dated July 21, 2010, File No. 10028, as follows:

Being a parcel of land located in the 15th Councilmanic District of Metropolitan Nashville and Davidson County bounded on the North and East by Interstates I-40 and I-24, the South by Murfreesboro Road and the West by Music City Partners Instrument Number 20080724-0075765 as of record in the Register's Office for Davidson County, Tennessee and Arlington Avenue and being more particularly described as follows:

Beginning at an iron pin the northerly margin of Murfreesboro Road also being the centerline of Maplewood Avenue now closed and the southeast property corner of Music City Partners; thence with the easterly line of Music City Partners North 27 degrees 28 minutes 11 seconds east 423.64 feet to an iron pin the north east corner of Music City Partners; thence with said northerly line North 62 degrees 39 minutes 06 seconds west 355.17 feet to an iron pin in the easterly margin of Arlington Avenue; thence with easterly margin of said North 28 degrees 09 minutes 26 seconds east 29.27 feet to a concrete monument in the southerly margin of Interstate property; thence with interstate property next 6 calls south 63 degrees 08 minutes 04 seconds east 330.00 feet to a concrete monument; thence north 28 degrees 26 minutes 52 seconds east 39.52 feet to a point; thence south 62 degrees 47 minutes 46 seconds east 477.44 feet to an iron pin; thence south 43 degrees 59 minutes 46 seconds east 106.96 feet to a concrete monument; thence south 28 degrees 32 minutes 44 seconds west 263.74 feet to a point; thence south 04 degrees 55 minutes 00 seconds west 159 feet to an iron pin in the northern margin of Murfreesboro Road; thence with the northerly margin of said north 67 degrees 28 minutes 30 seconds west 549.9 feet to a point; thence north 22 degrees 32 minutes 00 seconds east 20 feet to a point; thence north 67 degrees 28 minutes 30 seconds west 15 feet to a point; thence south 22 degrees 32 minutes 00 seconds west 20 feet to a point; thence north 67 degrees 28 minutes 30 seconds west 48.10 feet to the point of beginning, containing 6.31 acres or 275,197.0 square feet, more or less

Being the same property conveyed to Carson Developments, LLC, a Tennessee limited liability company, by General Warranty Deed from Welch-Ward Corporation, a Tennessee corporation, dated July 6, 2006 and recorded on July 7, 2006, of record in Doc. No. 20060707-0082036, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Doc. No. 20060707-0082037, said Register's Office.

Description Reference: Described according to boundary survey by Phillip E. Holmes, Jr., Tennessee Surveyor license no. 1728 dated July 21, 2010, File/Job no. 10028.

This is improved property, known as: 718 Murfreesboro Road, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

Taxes for 2012, and subsequent years; All matters shown on the plan of record in Book 332, page 120, and Book 547, page 15, said Register's Office; Property Modification to combine parcels 106-07-021 and 026, known as 718 and 720 Murfreesboro Pike of record in Doc. No. 20080409-0035753, said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Doc. No. 20070306-0027438, said Register's Office; Title to that portion of the premises embraced within the bounds of any streets, roads or highways; Lack of direct access to and from controlled access highway; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 3768, page 282, said Register's Office; Rights retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Bill No. 67-141, closing Maplewood Avenue.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of March, 2012.

Carson Development, LLC, a Tennessee limited liability company

By: D. Todd Carson
Title: **Managing Member**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **D. Todd Carson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member** of **Carson Development, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such Managing Member

Witness my hand and official seal, at office in Davidson Tennessee this the 7th day of March, 2012.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00

Affiant

Sworn and subscribed before me this the 9th day of March, 2012.

Notary Public

My Commission Expires: 1/18/2016

W. LYNN CARSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-18-2016

Wldoc: Deed Wty—12/92