This Instrument Prepared By:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229

ADDRESS OF NEW OWNER:
Hippodrome Realty, Inc.
403 Evergreen Place
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map and Parcel: 03415000800

BILL GARRETT, Davidson County
Trans:T20120065579 DEEDWARR
Recvd: 08/31/12 13:42 3 pgs
Fees:18.00 Taxes:2146.00
20120831-0079034

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **FORREST LANDSCAPE & IRRIGATION, INC., a Tennessee corporation,** (herein "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HIPPODROME REALTY, INC., a Tennessee corporation**, (herein "Grantee"), its successors and assigns, forever, the following described tract or parcel of land in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of RIVERGATE INDUSTRIAL PARK as of record in Book 6250, Page 806, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to FORREST LANDSCAPE & IRRIGATION, INC., from Ed Dilts and wife, Christine Dilts, by Quitclaim Deed recorded on October 19, 2010, in Instrument No. 20101019-0083646, Register's Office for Davidson County, Tennessee.

Grantor quitclaims and conveys any and all of its interest in and to a certain Overhead Easement in Instrument No. 20111201-0093570, Register's Office for Davidson County, Tennessee.

This property is presently known as 925 Myatt Industrial Drive, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 6250, Page 806, said Register's office and all matters therein; (3) Corps of Engineers Flowage Easement and Reservation of 30' utility easement for sewer, gas, water, and electricity in Book 6663, Page 752, said Register's Office; (3) Deed of Easement for Sewer Pipeline in Book 6069, Page 377, said Register's Office; (4) Grant of Transmission Line Easement in Book 6109, Page 267, said Register's Office; (5) Deed of Conveyance for Sanitary Sewer in Book 7026, Page 930, said Register's Office; (6) All matters on the Boundary Survey of Lot 13 of Rivergate Industrial Park, by K&A Land Surveying dated June 14, 2012, Job #12-0614-1448 attached hereto as Exhibit A and made a part hereof; (7) Overhead Easement in Instrument No. 20111201-0093570, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances, estate, title, and interests thereunto belonging unto the said GRANTEE, its successors and assign, in fee simple forever.

GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth herein.

GRANTOR for itself and its successors, does covenant with the said GRANTEE, its heirs, successors and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

GRANTOR further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the said GRANTEE, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further or otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender as the context requires.

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed to be executed this 30th day of August 2012.

FORREST LANDSCAPE & IRRIGATION, INC.

By: _____ President

Eddie F. Dilts, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Eddie F. Dilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President (herein "Officer") of FORREST LANDSCAPE & IRRIGATION, INC., the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

Witness my hand and official seal at office this 30th day of August 2012.

_____
NOTARY PUBLIC

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

_____
AFFIANT

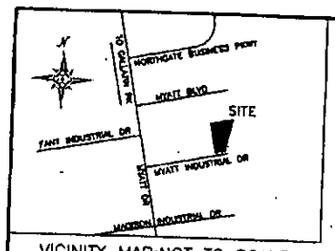
SUBSCRIBED and sworn to before me this the 30th day of August 2012.

_____
NOTARY PUBLIC
My Commission Expire: 11-5-14

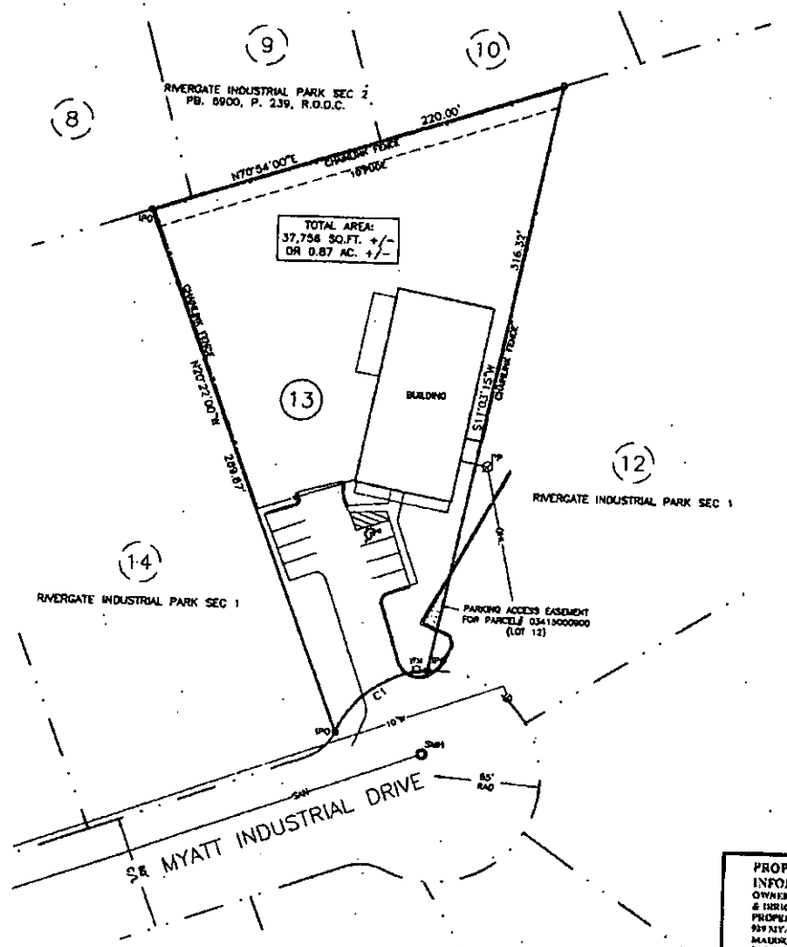
LISSA W. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

1208-176



VICINITY MAP:NOT TO SCALE



SOURCE OF NORTH
PB 6250, P. 806, R.O.D.C.

40 0 40
1" = 40'

NOTES:

1. The survey, shown hereon, represents Davidson County, Tennessee, Parcel ID #03415000800.
2. Bearings for this survey were obtained from Plat Book 6250, Page 806. Field work for this survey performed June 2012.
3. All corners are 5/8" rebar with cap set by this surveyor, unless noted otherwise.
4. Property shown hereon is Zoned IR: Industrial Restrictive, Located within General Services District
5. The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
6. Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
7. Federal Flood Note: The property shown hereon IS NOT in an area designated as a special flood hazard area as graphically indicated on FEMA Community Map Panel No. 47037C0159F Effective Date April 20, 2001.
8. This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
9. This map may not be altered without consent of this surveyor.

Certificate of Accuracy

I hereby certify that this is a Category I survey shown and described hereon and it is true and accurate survey to the best of my knowledge. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

Brian Ward Keith, TN RLS# 2450
Office Phone 615.443.7796
1012 Sparta Pike
Lebanon, TN 37087

5-15-12
Date

BRIAN WARD KEITH REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2450

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	60.00'	55.00'	62°30'15"	S54°19'12"W	57.07'

PROPERTY INFORMATION:
OWNER: FORREST LANDSCAPE & IRRIGATION, INC.
PROPERTY ADDRESS:
969 MYATT INDUSTRIAL DR.
MADISON, TN 37115
PARCEL ID# 03415000800
INST.# 20101019-0083446
PLAT BOOK 6250 PAGE 806
REGISTER'S OFFICE of
DAVIDSON COUNTY TENNESSEE

K&A Land Surveying
1012 Sparta Pike Lebanon TN, 37087
Office Phone- 615-443-7796
Mobile Phone- 615-351-3915

BOUNDARY SURVEY OF LOT 13 OF
RIVERGATE INDUSTRIAL PARK
PARCEL ID# 03415000800
9TH COUNCILMANIC DISTRICT of DAVIDSON COUNTY, TENNESSEE

DATE: JUNE 14, 2012 JOB # 12-0614-1448

FX16+A

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