BILL GARRETT, Davidson County
Trans:T20120087202 DEEDWARR
Recvd: 11/15/12 09:47 3 pgs
Fees:18.00 Taxes:1480.00

20121115-0105214

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012100034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $400,000.00

Sworn to and subscribed before me this 14th day of November, 2012.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Auto Hoss, LLC	New Owner	26-05-38.00
404 South Main Street		
Gootletsville, TN 37072		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tracy McMurtry, Carl McMurtry and Robert Wingo**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Auto Hoss, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

BEING Lots 6, 7 and 8 of Block "A", Roscoe Place Subdivision, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the east margin of State Highway No 11 and the Southern margin of Roscoe Street, in the town of Goodlettsville, Tennessee; thence North 86 degrees East 188 feet to a point; thence South 33 degrees 28 minutes East 150 feet to a point; thence South 86 degrees West 188 feet to a point in the east margin of said State Highway; thence with the east margin of said Highway and along a curve with a radius of 29-5 feet or a chord of North 3 degrees 15 minutes west 103 degrees 7 minutes to the point of tangent of said curve; thence North 4 degrees 46.3 feet to the point of beginning.

Being the same property conveyed to Tracy McMurtry, Carl McMurtry and Robert Wingo by Deed from Michael P. Cunningham and wife, Kellye Cunningham of record in Instrument No. 20041130-0142343, Register's Office for Davidson County, Tennessee, dated November 8, 2004 recorded on November 11, 2004.

This is improved commercial property known as **404 South Main Street, also known as 404 Dickerson Pike, Goodlettsville, TN 37072**, which has never been a primary residence of any of the Grantors or their spouses, if married.

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 14th day of November, 2012.

Tracy McMurtry

Carl McMurtry by Tracy McMurtry POA DM Attorney in fact
Carl McMurtry by Tracy McMurtry, Attorney-in-Fact

Of Record In Instrument No. 20121115-0105212, R.O.D.C., TN

Robert Wingo by Tracy McMurtry Attorney in fact
Robert Wingo by Tracy McMurtry, Attorney-in-Fact

Of Record In Instrument No. 20121115-0105213, R.O.D.C., TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Tracy McMurtry**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2012.

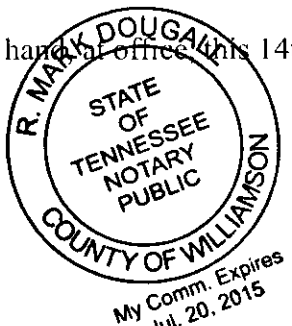


Notary Public
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson

On this 14th day of November, 2012, before me personally appeared **Tracy McMurtry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Carl McMurtry,** and acknowledged that she executed the same as the free act and deed of **Carl McMurtry**.

Witness my hand, at office, this 14th day of November, 2012.



Notary Public
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Davidson

On this 14th day of November, 2012, before me personally appeared **Tracy McMurtry**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Robert Wingo,** and acknowledged that she executed the same as the free act and deed of **Robert Wingo**.

Witness my hand, at office, this 14th day of November, 2012.



Notary Public
My Commission Expires:_____