BILL GARRETT, Davidson County
Trans:T20120097806 DEEDWARR
Recvd: 12/21/12 12:55 3 pgs
Fees:18.00 Taxes:3602.88

20121221-0117903

Return to
PIONEER TITLE AGENCY, INC.
513 Georgia Avenue
Chattanooga, TN 37403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
TENCARVA MACHINERY COMPANY (NAME)	SAME (NAME)	118 16 0 079.00
1115 Pleasant Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Greensboro, NC 27409 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

PTA 120111

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, ALLEN-GUFFEE INVESTMENTS, LLC, a Tennessee limited liability company, does hereby sell, transfer and convey unto TENCARVA MACHINERY COMPANY, a Delaware corporation, the following described real estate located in Davidson County, Tennessee:

Prepared By

WILLIAM DAVID JONES
ATTORNEY AT LAW
513 Georgia Avenue
CHATTANOOGA, TN 37402

Lot One (1) on the Plan of Final Plat Hailey Subdivision, Revision 1, Sidco Section 1, of record in Plat Book 5200, Page 364, revised in Plat Book 7900, Page 422, in the Register's Office of Davidson County, Tennessee.

The source of Grantor's interest is found in deed of record by Instrument No. 20090706-0062791, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions as set out by instrument recorded in Book 2294, Page 316, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions as set out by instruments recorded in Book 6513, Page 24, as amended in Book 8719, Page 650, in the Register's Office of Davidson County, Tennessee.

Subject to USA Reservations as set out by instrument recorded in Book 2244, Page 611, in the Register's Office of Davidson County, Tennessee.

Subject to storm sewer easement as set out by instrument recorded in Book 4124, Page 296, in the Register's Office of Davidson County, Tennessee.

Subject to waterline easement as set out by instruments recorded in Book 2244, Page 611 and in Book 2133, Page 115, as amended in Book 3953, Page 326, in the Register's Office of Davidson County, Tennessee.

Subject to a fifteen (15) foot drainage easement as shown, described or noted on plat of Hailey Subdivision, recorded in Plat Book 5200, Page 364, and revised in Plat Book 7900, Page 422, in the Register's office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2012.

TO HAVE AND TO HOLD the same unto the said TENCARVA MACHINERY COMPANY, a Delaware corporation, their heirs and assigns, forever in fee simple.

ALLEN-GUFFEE INVESTMENTS, LLC, a Tennessee limited liability company, covenants that it is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and it will forever warrant and defend the same against all lawful claims.

IN WITNESS WHEREOF, ALLEN-GUFFEE INVESTMENTS, LLC, a Tennessee limited liability company, has caused this instrument to be executed by its duly authorized officer on this the 17th day of December, 2012.

ALLEN-GUFFEE INVESTMENTS, LLC, a Tennessee limited liability company

By: William C Allen
Name: William C Allen
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF Robert J. Notestine

Before me, ~~William Allen~~, of the state and county aforesaid, personally appeared William Allen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Manager Member (or other officer), authorized to execute the instrument of the ALLEN-GUFFEE INVESTMENTS, LLC, the within named bargainor, a limited liability company, and that he as such Manager Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as Manager Member.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of December, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 973,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debbie L Rahorn - agent
Affiant

Subscribed and sworn to before me on this the 18th day of December, 2012.

Notary Public

My Commission Expires: 3-23-2016

SHERRIE WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY