BILL GARRETT, Davidson County
Trans:T20120097839 DEEDWARR
Recvd: 12/21/12 13:13 2 pgs
Fees:13.00 Taxes:2375.40
20121221-0117920

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

aw

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
TENCARVA MACHINERY CO (NAME)	Same (NAME)	118160001.00
1115 Pleasant Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Greensboro, NC 27409 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

PTA 120110

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, WILLIAM C. ALLEN, do hereby sell, transfer and convey unto TENCARVA MACHINERY COMPANY, a Delaware corporation, the following described real estate located in the Sixth Civil District of Davidson County, Tennessee:

Prepared By

WILLIAM DAVID JONES
ATTORNEY AT LAW
513 Georgia Avenue
CHATTANOOGA,TN 37403

Lot One Hundred Fifty (150) on the Plan of Sidco, Section One, Third Addition, as recorded in Book 2854, Page 70, in the Register's Office of Davidson County, Tennessee, and as modified by the Final Plat Resubdivision of Lot 150, Section One, Third Addition, Plat L-G, Instrument No. 20070430-0051172, in the Register's Office of Davidson County, Tennessee.

The source of Grantor's interest is found in deed of record by Instrument No. 20110314-0020113, 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 USA Reservations as set out by instrument recorded in Book 2244, Page 611, in the Register's Office of Davidson County, Tennessee.

Subject to utility easement as shown, described or noted on plat of Hailey Subdivision, recorded in Plat L-G, Instrument No. 20070430-0051172, in the Register's office of Davidson County, Tennessee.

Subject to a twenty (20) foot utility and drainage easement as shown, described or noted on plat of Hailey Subdivision, recorded in Plat L-G, Instrument No. 20070430-0051172, in the Register's office of Davidson County, Tennessee.

Subject to a thirty (30) foot front setback line as shown, described or noted on plat of Hailey Subdivision, recorded in Plat L-G, Instrument No. 20070430-0051172, 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, its successors and assigns, forever in fee simple.

I covenant that I am lawfully seized and possessed of said real estate, have 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 I will forever warrant and defend the same against all lawful claims.

WITNESS my hand on this the 17th day of DECEMBER, 2012.

WILLIAM C. ALLEN

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 17th day of December, 2012 before me personally appeared WILLIAM C. ALLEN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 642,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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