WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130001052 DEEDWARR
Recvd: 01/04/13 10:16 2 pgs
Fees: 13.00 Taxes: 2497.50
20130104-0001249

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF DECEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04986 WILCHER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Randal Wilcher and Adele Wilcher	same	13305006500
6411 Arden Court		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VULCAN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RANDAL WILCHER , AND WIFE, ADELE WILCHER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 485 Allied Drive, Nashville, TN

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders..

Witness its hand on the 31st day of December, 2012.

Vulcan Holdings, LLC, a Tennessee Limited Liability Company

BY: _____
Christopher M. Francescon, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Christopher M. Francescon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of VULCAN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a limited liability company, and that Christopher M. Francescon, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of December, 2012.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land located in Davidson County, Tennessee, Beginning at an iron pin on the Southerly margin of Allied Drive and the Northeasterly corner of the Franklin National Bank property, as of record in Instrument No. 200211080137764, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, dated March 24, 2004, File No. 04044, as follows: Thence, S 85 deg. 45 min. 30 sec. E, 193.13 feet to an iron pin; Thence, with a curve to the right, having a central angle of 90 deg. 00 min. 00 sec., a radius of 25.00 feet and an arc length of 39.27 feet to an iron pin; Thence, S 04 deg. 14 min. 30 sec. W, 294.33 feet to an iron pin; Thence, with a curve to the left, having a central angle of 29 deg. 27 min. 53 sec., a radius of 499.06 feet and an arc length of 256.64 feet to an iron pin; Thence, N 04 deg. 14 min. 30 sec. E, 449.13 feet to the point of beginning, containing 80,891.96 square feet or 1.86 acres.

Being the same property conveyed by Special Warranty Deed from Manoochehr Bahiraei and wife, Sara Bahiraei to Vulcan Holdings, LLC as recorded on the 27th day of May, 2004 in Instrument No. 20040527-0062757 and Quit Claim Deed from Manoochehr Bahiraei and wife, Sara Bahiraei to Vulcan Holdings, LLC as recorded on the 27th day of May, 2004 in Instrument No. 20040527-0062758, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALLIED INDUSTRIAL PARK, SECTION 2, as recorded in Plat Book 4060, Page(s) 196, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Utility Line easement recorded in Book 5844, Page 805, Register's Office of Davidson County, Tennessee.

f. Sanitary Sewer easement recorded in Instrument No. 20041202-0143635, Register's Office of Davidson County, Tennessee.

g. Storm Water Detention Agreement recorded in Instrument No. 20040927-0116187, Register's Office of Davidson County, Tennessee.

h. Further Exception(s) as reflected at Instrument No. 20040527-0062757.

i. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.