WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130002249 DEEDWARR
Recvd: 01/09/13 09:24 2 pgs
Fees:13.00 Taxes:407.00
20130109-0002702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) Pam McBroom NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richland South, LLC	**Same As Owner**	**163-000-383.00**
(NAME) **409 Hope Avenue**	(NAME)	
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GLOBE CORPORATION, A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 2, Collins Park Section 1, 2nd Resubdivision of Lot 2, as shown on Plat of record in Instrument No. 20010214-0014131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Globe Corporation, a Tennessee corporation, by deed from JHM Enterprises, Inc., a South Carolina corporation filed for record March 7, 1996 of record in Book 9972, page 756, Register's Office for Davidson County, Tennessee.

Grantor shall retain a perpetual easement, ownership control, and the exclusive right to maintain the existing outdoor advertising sign structure ("billboard") on said property together with all necessary devices, illumination facilities and connections, service ladders and appurtenances thereon. The easement shall run parallel to the southern/southeastern property line along Collins Park Drive, at a width of twenty (20) feet. Grantee shall provides access at reasonable times to Grantor and its Tenant for the inspection, painting, repair, removal, or alterations to the sign and advertisements thereon, and shall provide reasonable access in the vent Grantor must go outside the bounds of the easement. Grantee agrees to allow Grantor to keep in place the Lease Agreement between Grantor and JHM Enterprises, Inc. concerning the outdoor advertising sign; however, Grantor shall hold harmless and indemnify Grantee for damage to the property, violations of the Lease Agreement, and personal property taxes attributable to the sign. Grantor shall maintain adequate casualty and liability insurance on the sign. These provisions and easement shall run with the land.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been paid, prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Instrument No. 20010214-0014131, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **0 Collins Park Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand this 3rd day of January, 2012.

Globe Corporation, a Tennessee Corporation

By: Jan 3, 2013

Parsottam J. Patel, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Parsottam J. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Globe Corporation, (the "Company") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2013..

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public