BILL GARRETT, Davidson County
Trans:T20130011323 DEEDWARR
Recvd: 02/11/13 09:12 4 pgs
Fees:23.00 Taxes:555.00

20130211-0013695

This Instrument Prepared by:
N. Courtney Hollins, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or true value, whichever is greater for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 6th day of February, 2013.

Notary Public

My Commission Expires: 1/6/14

JOSH HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Alpha Enterprises, Inc. **3628 Legacy Drive** **Springfield, Tennessee 37172-6382**	**Same as Owner**	**02601010600**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **BOBBY J. GOAD, SR.**, Grantor, has bargained and sold and does hereby transfer and convey unto **ALPHA ENTERPRISES, INC.**, a Tennessee corporation, Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved located at 124 Two Mile Pike, Goodlettsville, Tennessee 37072.

Diane H. Goad joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Bobby J. Goad, Sr.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs, representatives, and assigns, forever.

AND Grantor covenants with the Grantee that he is lawfully seized and possessed of the Property in fee simple, that he has good right to sell and convey the same, that the same is unencumbered, and that Grantor covenants and binds himself, his heirs, representatives, and

assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2013 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, (2) all matters appearing on the Plan of record as Instrument Number 20121126-0107770, Register's Office for Davidson County, Tennessee, (3) the Charter of Right-of-Way of CSX Railroad, (4) Drainage Easement shown on the Department of Transportation Long Hollow Pike Plans dated 1975, and (5) right of upper and lower riparian owners to the flow of the waters of said creek on the northern portion of said property, free from diminution or pollution.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 5 day of February, 2013.

Bobby J Goad Sr

BOBBY J. GOAD, SR.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared BOBBY J. GOAD, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of February, 2013.

Jenny M Robertson

Notary Public

My Commission expires: 1-6-14

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Diane H. Goad

DIANE H. GOAD

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared DIANE H. GOAD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of February, 2013.

Jenny M Robertson

Notary Public

My Commission expires: 1-6-14

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot 2 on the Plan of Final Plat of the Bobby J. Goad, Sr. Property, as shown on that plat of record as Instrument Number 20121126-0107770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby J. Goad, Sr. of record in Book 11460, Page 596, Register's Office for Davidson County, Tennessee.