WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017362 DEEDWARR
Recvd: 03/04/13 08:06 2 pgs
Fees:13.00 Taxes:2775.00

20130304-0021032

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven P. Anderson	Steven P. Anderson	043-03-O-007.00
(NAME)	(NAME)	
916 Myatt Industrial Drive	916 Myatt Industrial Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **D.Price Investments, Inc**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Steven P. Anderson and Wife, Sherry G. Anderson**, hereinafter called the GRANTEE(S), their heirs and/ or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING A PARCEL OF LAND LYING WITHIN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT 7 AS SHOWN ON THE PLAN OF RIVERGATE INDUSTRIAL PARK AS OF RECORD IN PLAT BOOK 6250, PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to D Price Properties LLC, a Tennessee limited liability company by Deed from Nashville Dental Inc., dated 11/28/2005 and filed for record on 12/13/2005 in Instrument 200512130149675, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to D Price Investments Inc by Deed from D Price Properties LLC, dated 10/18/2007 and filed for record on 11/02/2007 in Instrument 200711020129724, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 806, said Register's Office.

Deed of Conveyance of record in Book 7026, Page 930, said Register's Office.

Grant of Overhead Line Easement of record in Book 7275, Page 551, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 916 Myatt Industrial Drive, Madison, TN 37115
(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 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 my hand this 28th day of February, 2013.

D.PRICE INVESTMENTS, INC

Daryl T. Price
President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daryl T. Price with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of D. Price Investments, Inc. the within named bargainer, a corporation, and that, Daryl T. Price as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Daryl T. Price as such President.

Witness my hand and Official seal this 28th day of February, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122