Box 36
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26223

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130024178 DEEDWARRSP
Recvd: 03/25/13 14:43 2 pgs
Fees: 13.00 Taxes: 1776.00
20130325-0029293

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00.

Affiant

Subscribed and sworn to me on March 22, 2013.

NOTARY PUBLIC

My commission expires: 4/3/15

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
Our File #26223SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Oasis Irrigation Systems, Inc. 340 Wilhagen Road Nashville, TN 37210	SAME ADDRESS AS NEW OWNER	106-12-018

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael B. Pruitt, an unmarried man, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Oasis Irrigation Systems, Inc., a Tennessee Corporation, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of the Revision of Lot 10 Murfreesboro Road Industrial Subdivision, Section Four, of record in Plat Book 4060, page 138, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Michael B. Pruitt and wife, Barbara H. Pruitt, by Deed from Samuel Bingham Company, a Delaware corporation, of record in Book 10123, page 396, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Michael B. Pruitt by Quitclaim Deed from Barbara H. Pruitt, of record as Instrument No. 20130320-0027697, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY, THE PROPERTY ADDRESS IS: 340 Wilhagan Road, Nashville, TN 37217.

The conveyance of the above described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee;
2. Matters shown on plan of record in Book 4060, page 138, in the Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 4230, page 94, in said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as improved property located at 340 Wilhagen Road, Nashville, TN 37210.

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, its successors and/or assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successor and/or assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 our hands on March 22, 2013.

Michael B. Pruitt

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 22, 2013, before me personally appeared Michael B. Pruitt to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 22, 2013.

NOTARY PUBLIC

My Commission Expires: 11/2/15

RICHARD W. SEBASTIAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE