BILL GARRETT, Davidson County
Trans:T20130052552 DEEDWARR
Recvd: 06/21/13 09:12 6 pgs
Fees:33.00 Taxes:4144.00
20130621-0063659

This Instrument Prepared By:
TRUSTLAND TITLE & ESCROW, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Semere D. Woldu 2117 Sherbrooke Lane Nashville, Tennessee 37211	Same	06008000900

WARRANTY DEED

This Indenture, made as of the date set forth below, between **HOLLINGSWORTH OIL COMPANY, INC.,** a Tennessee corporation (referred to hereinafter as "Grantor"), and **SEMERE D. WOLDU,** (referred to hereinafter as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto and Grantee's successors and assigns, (a) that certain land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached and incorporated by reference and being commonly known as improved property located at 3056 Dickerson Pike, Nashville, Tennessee 37207; and (b) all rights and appurtenances of Grantor pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of way.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to the **"Subject Property".**

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters herein stated, (b) all matters of record including those matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting ad affect the Subject Property (the "**Permitted Exceptions**"), and (c) taxes for the year 2013, which have NOT been prorated as of the date hereof, but the payment of which is assumed by Grantee).

EXCEPT AS TO THE WARRANTY OF TITLE AS EXPRESSLY PROVIDED HEREIN, GRANTEE ACKNOWLEDGES THAT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATS AND DISCLAIMS AND REPRESENNTATION WARRANTIES, PROMISES,

COVENANTS, AGREEMENT OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF, AS TO, CONVERNING, OR WITH RESPECTS TO, (i) THE VALUE, NATURE, QUALITY OR CONDITION OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (ii) THE SUITABILITY OF THE SUBJECT PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH MAY BE CONDUCTED THEREON, (iii) THE COMPLIANCE OF OR BY THE SUBJECT PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (iv) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE SUBJECT PROPERTY, OR (v) ANY OTHER MATTER WITH RESPECT TO THE SUBJECT PROPERTY. SPECIFICALLY, BUT NOT IN LIMITATION OF THE FOREGOING, GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDINNG COMPLIANCE OF THE SUBJECT PROPERTY WITH ANY ENVIROMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WITHOUT LIMITATION, THOSE PERTAINING TO SOLID WASTE, AS DEFINED BY THE U.S. ENVIROMENTAL PROTECTION AGENCY REGULATIONS AT C.F.R., PART 261, OR THE DOSPOSAL OR EXISTENCE, IN OR ON THE SUBJECT PROPERTY, OR ANNY HAZARDOUS SUBSTANCES, AS DEFINED BY THE COMPREHENSIVE ENVIROMENAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND THE REGULATION PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE SUBJECT PROPERTY, GRANTEE IS RELYING SOLEY ON GRANTEE'S OWN INVESTIGATION OF THE SUBJECT PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGED AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECTS TO THE SUBJECT PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, his successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantor in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances (subject, however, to (a) the Permitted Exceptions and the matters herein stated; and (b) taxes for the year 2013, which have NOT been prorated as of the date hereof, but the payment of which is assumed by Grantee), that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of June, 2013.

HOLLINGSWORTH OIL COMPANY, INC., a Tennessee corporation

(Grantor)

By: _____
Ronnie Hollingsworth, President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ronnie Hollingsworth,** 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 **Hollingsworth Oil Company, Inc.**, a Tennessee corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **Hollingsworth Oil Company, Inc.**, by himself as such authorized President.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of June, 2013.

_____
Notary Public

My commission expires:

_____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,120,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2013.

NOTARY PUBLIC

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 in the unrecorded Subdivision of Dr. F.H. Chester's Farm on Dickerson Pike and Ewing Lane, and described more particularly as follows:

Beginning at the southwest corner of the intersection of Dickerson Road and Ewing Lane, said point designated by a railroad spike, and proceeding thence along the southerly margin of Ewing Lane N 80 deg. W 141.5 feet to a point; thence leaving the right-of-way of the said Ewing Lane S 4 deg. 19 min. W 156.38 feet to a point; thence S 80 deg. E 141.5 feet to a point in the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road N 4 deg. 19 min. E 156.38 feet to the point of beginning, said tract containing 0.51 acres, more or less.

Being the same property conveyed to Hollingsworth Oil Company, Inc. by Warranty Deed from Charles Little, dated August 23, 2005, filed August 31, 2005, in Instrument No. 20050831-0104096, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Property taxes for the year 2013, a lien not yet due and payable. Said taxes have NOT been prorated between the parties as of the date of this instrument, but the GRANTEE will be responsible for payment of said taxes.

2. 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.

3. All matters appearing on the unrecorded plan of the subdivision of Dr. F.H. Chester's Farm on Dickerson Pike and Ewing Lane.

4. Terms, provisions and restrictions contained in deed of record in Book 10837, page 756, Register's Office for Davidson County, Tennessee.