BILL GARRETT, Davidson County
Trans:T20130058538 DEEDWARR
Recvd: 07/10/13 09:12 4 pgs
Fees:23.00 Taxes:1202.50
20130710-0071116

File No. 25055-1

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Pat Bouton Mark Williams 1461 Battleground Drive Murfreesboro, Tennessee 37129	New Owner	Map/Parcel # 11816004200

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, R&M PROPERTIES, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PATRIC FORD BOUTON and wife, TAMARA L. BOUTON, as to an undivided 50% interest and JOHN MARK WILLIAMS and wife, THERESA WILLIAMS, as to an undivided 50% interest, as tenants in common, hereinafter called the Grantees, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the southerly 84 feet of Lot No. 105 on the plan of Sidco, Section III, of record in Book 2663, Page 41, amended in Book 3031, Page 474, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 105 fronts 84 feet on the easterly side of Foster Creighton Drive and runs back between parallel lines 180 feet to a dead line in the rear.

This is improved commercial property known as 2926 Foster Creighton Drive, Nashville, Tennessee 37204.

BEING the same property conveyed to R & M Properties, a Tennessee general partnership by Deed from Melinda S. Benton and husband, Alan W. Benton of record as Instrument No. 20120430-0036382, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 2926 Foster Creighton Drive, Nashville, Tennessee 37204.

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, successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the

attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 24th day of June, 2013.

R&M PROPERTIES, a Tennessee General Partnership

By: _____
Michael A. Russell, General Partner

By: _____
Ben G. McKnight, General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. RUSSELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the General Partner of the R & M PROPERTIES, a Tennessee general partnership, the within named bargainor, and that he, as such General Partner, and being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership, by the said MICHAEL A. RUSSELL as such General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 6-20-13

NOTARY PUBLIC
Dana Meadows
My Commission Expires
August 20, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN G. MCKNIGHT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the General Partner of the R & M PROPERTIES, a Tennessee general partnership, the within named bargainor, and that he, as such General Partner, and being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership, by the said BEN G. MCKNIGHT as such General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, 2013.

Dana M. Meadows
NOTARY PUBLIC

My Commission Expires: 8-20-13

DANA MEADOWS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.
NOTARY PUBLIC Dana Meadows My Commission Expires August 20, 2013 STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me this
24th day of June, 2013.

Dana M. Meadows
Notary Public

My Commission Expires: 8-20-13

DANA MEADOWS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.
NOTARY PUBLIC Dana Meadows My Commission Expires August 20, 2013 STATE OF TENNESSEE

EXHIBIT A
Permitted Encumbrances

Matters depicted on the Plan of record in Book 2663, Page 41, amended in Book 3031, Page 474, Register's Office for Davidson County, Tennessee.

Easement for use of all sewerage facilities and equipment in, on and over the premises as set out in a deed from C.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2707, Page 619, which easement and right of way were subsequently conveyed to the City of Nashville Public Works Department of record in Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in a certain deed from the U.S.A. to DeWitt Carter, Trustee, of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

The ownership of and rights of Suburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right of way as set forth in the deed of record in Book 2499, Pages 79 & 86, and in Book 2293, Page 573, said Register's Office.

Easement for water main to the City of Nashville of record in Book 2703, Page 402, and in Book 2244, Page 611, Register's Office for Davidson County, Tennessee.

Matters disclosed on the survey prepared by Volunteer Land Surveying, LLC, dated November 15, 2011, signed by Phillip E. Holmes, Jr., Registered Land Surveyor No. 1728, bearing File No. 12019.