WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,100.00

Courtney C. Faighes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-19-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney C. Faighes	Courtney C. Faighes	Map/Parcel 12001015900
(NAME)	(NAME)	BILL GARRETT, Davidson County
318 Lawndale Dr.	318 Lawndale Dr.	Trans:T20130076902 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/05/13 10:59 2 pgs
Nashville TN 37217	Nashville TN 37217	Fees:13.00 Taxes:1632.07
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130905-0093751

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, **Olympia Plaza, a General Partnership Composed of Edward Seddon and Patrick L. Vaden**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Courtney C. Faighes, a single person**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee. and being Lot No, 2, on the plan of the Resubdivision of Lot 2, The Oaks, as of record in Plat Book 4660, Page 133, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at a point in the southerly margin of Vultee Boulevard, said point being North 89 degrees 09 minutes West, 215.0 feet from the southwesterly return of Vultee Boulevard and Kermit Drive; thence with the common line with Lot No. 1, The Oaks, as of record in Plat Book 4660, Page 139, Register's Office for Davidson County, Tennessee, South 0 degree 51 minutes West, 356.30 feet to a point; thence with the common line of Lots 7, 8 and 9 of the resubdivision of Lot No. 2, The Oaks, North 48 degrees 49 minutes West, 538.49 feet to a point in the southerly margin of Vultee Boulevard; thence South 89 degrees 09 minutes East, 403.22 feet to the point of beginning. Containing 74,096 square feet or 1.71 acres, more or less.

Being the same property conveyed to Olympia Plaza, a General Partnership composed of Edward Seddon and Patrick L. Vaden by Quitclaim Deed from Olympia Data Systems Inc., dated 08/01/1981 and filed for record on 06/04/1982 in Book 5894, Page 197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. (1) This conveyance is subject to All matters as set forth per Plat Book 4660, Page 133, Register office of said County. (2) Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land, (3) Rights of others under any unrecorded leases and Right-of-Way for Vultee Blvd. as much as therein may lie.

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 1187 Vultee Boulevard, Nashville, TN 37217-2103
(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), her 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), her 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 29th day of August, 2013

OLYMPIA PLAZA, A GENERAL PARTNERSHIP
COMPOSED OF EDWARD SEDDON AND PATRICK L. VADEN

Patrick L. Vaden, General Partner

State of Tennessee
County of Rutherford

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick L. Vaden , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Patrick L. Vaden to be the General Partner of Olympia Plaza, the within named bargainer, a partnership, and that Patrick L. Vaden as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Patrick L. Vaden as General Partner.

Witness my hand and official seal this 29th day of August, 2013.

Notary Public
My Commission Expires: 10-19-13

Tammy McCauley State of Tennessee Notary Public Rutherford Co. TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167