WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/13 14:06 2 pgs
Fees:13.00 Taxes:2332.85
20130909-0095029

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$630,500.00.**

Affiant

Subscribed and sworn to before me this 6th day of September, 2013

Notary Public

My Commission expires: 8/9/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tandem Investments, LLC	Same	18300017700 and 18300016600
7101 Executive Center Drive, Suite 200		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry M Beadle and Cherie H Beadle, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tandem Investments, LLC, a Tennessee limited liability company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1 - 1062 FIRESTONE PARKWAY LAVERGNE, TENNESSEE 37013. PARCEL # 183-177

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 AS SHOWN ON FINAL PLAT, TRACT 216C, INTERCHANGE CITY INDUSTRIAL PARK, OF RECORD AS INSTRUMENT NO. 20010214-0014130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LARRY M. BEADLE AND WIFE, CHERIE H. BEADLE FROM INTERCHANGE CITY ASSOCIATES, LTD., L.P., A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED ON AUGUST 20, 2001, OF RECORD IN INSTRUMENT NUMBER 20010821-0090406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2 - 1066 FIRESTONE PARKWAY LAVERGNE, TENNESSEE 37013. PARCEL # 183-166

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF TRACT 216, INTERCHANGE CITY , BEING MORE PARTICULARLY DESCRIBED AS LOT 1 ON THAT CERTAIN FINAL PLAT, SUBDIVISION TRACT 216 D, INTERCHANGE CITY INDUSTRIAL PARK, PREPARED BY WAMBLE & ASSOCIATES, OF RECORD IN BOOK 7900, PAGE 489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LARRY M. BEADLE AND CHERIE H. BEADLE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED ON SEPTEMBER 15, 2005, OF RECORD IN INSTRUMENT NUMBER 20050916-0111702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 489, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010214-0014130, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7900, Page 489, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3616, Page 439; Book 5349, Page 563; Book 5621, Page 689; Book 5063, Page 839; Book 10424, Page 143; Book 6841, Page 737; Book 8643, Page 274; Instrument Numbers 20020708-0081615; 20060523-0060286 and 20060523-0060302, Register's Office for Davidson County, Tennessee.

This is improved properties known as: **1062 and 1066 Firestone Parkway, Lavergne, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this September 6, 2013.

Larry M Beadle

Larry M Beadle

Cherie H. Beadle

Cherie H Beadle

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry M Beadle and Cherie H Beadle,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 6, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY