BILL GARRETT, Davidson County
Trans:T20130094412 DEEDWARR
Recvd: 11/05/13 09:31 2 pgs
Fees:13.00 Taxes:2800.90

20131105-0114635

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. Price Investments, Inc	D. Price Investments, Inc	
(NAME)	(NAME)	
PO Box 1508	PO Box 1508	106-163 & 164
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37121	Mt Juliet, TN 37121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Braun Properties G.P., a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **D. Price Investments, Inc**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

1616 Elm Hill Pike-Parcel 10600016300: Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Baltz Brothers Packing Company, of record in Plat Book 7900, pages 369-371, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

1620 Elm Hill Pike-Parcel 10600016400: Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Baltz Brothers Packing Company, of record in Plat Book 7900, pages 369-371, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Braun Properties G.P., a Tennessee General Partnership by Deed from David M. Windle and wife, Jennifer Patricia Windle, dated 02/24/2006 and filed for record on 03/03/2006 in Instrument 200603030024653, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 339, Plat Book 7900, Page 369, Plat Book 7900, Page 370, Plat Book 7900, Page 371, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3770, Page 78, said Register's Office. (as to lot 4)

Deed of Conveyance of record in Book 4878, Page 147, Book 9207, Page 448, Book 9207, Page 454, said Register's Office. (as to both lots)

Permanent Drainage Easement, Temporary Slope Easement and Temporary Construction Easement of record in Instrument 200004120036868, said Register's Office. (as to lot 4)

Temporary Slope Easement and Temporary Construction Easement of record in Instrument 200004120036869, said Register's Office. (as to lot 3)

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200107120074198, said Register's Office. (as to lot 4)

Stormwater Detention Agreement of record in Instrument 200211250145933, said Register's Office. (as to lot 3)

File No.: 01288-17014
SMG TN Warranty Deed

This conveyance is subject to any and all existing easements and restrictions of record.

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 1616&1620 Elm Hill Pike, Nashville, TN 37210-3604
(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), their 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), their 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 30th day of October, 2013.

BRAUN PROPERTIES G.P., A TENNESSEE GENERAL PARTNERSHIP

Sandor Lee Braun
Partner

Dustin Shane Braun
Partner

State of Tennessee
County of Blount

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandor Lee Braun and Dustin Shane Braun, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the General Partners of Braun Properties, G.P., the within named bargainer, a partnership, and that Sandor Lee Bran and Dustin Shane Braun as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Sandor Lee Braun and Dustin Shane Braun as General Partners.

Witness my hand and official seal this 30th day of October, 2013.

Shannon Phillips
Notary Public
My Commission Expires: 4/24/2017

SHANNON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122