39-B

BILL GARRETT, Davidson County
Trans:T20130105723 DEEDWARR
Recvd: 12/19/13 11:14 2 pgs
Fees:13.00 Taxes:518.00
20131219-0128208

This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, Newcomb, & Morgan
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

John W. Melton and John M. Hagewood

TO: TWS Holdings, a Tennessee General Partnership

Address: 901 Harpeth Valley Pl.-
Nashville, TN 37221

MAP: 168
PARCEL: 54.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **John W. Melton and John M. Hagewood**, Grantors herein, have bargained and sold and by these presents do convey unto **TWS Holdings, a Tennessee General Partnerhip**, Grantee herein, its successors and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lots 1 & 2 A.L. Mitchell Subdivision, of record in Plat Book 8250, page 60, Register's Office of Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description.
>
> And being the same property conveyed to John W. Melton and John M. Melton by deed from Marie W. Mitchell of record as Instrument No. 20091021-0097407, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a lien for the 2013 Davidson County property taxes, payment of is assumed by Grantee and which has been prorated between the parties. This conveyance is also subject to all matters shown on the Plan of record in Book 8250, page 60, and Book 6200, page 644, Register's Office of Davidson County, Tennessee; the easement for future Roadway Widening and reservation for Scenic Greenbelt of record at Book 8250, page 60, said Register's Office; and all other matters of record.
>
> This is improved property having an address of 8972 Hwy 100, Nashville, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 12 day of December, 2013.

John W. Melton

John M. Hagewood

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John W. Melton and John M. Hagewood, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 12th day of December, 2013.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Grantee or Affiant

SWORN to and subscribed before me
this the 13 day of December, 2013.

NOTARY PUBLIC

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: 5-8-17