WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106318 DEEDWARR
Recvd: 12/23/13 09:10 2 pgs
Fees:13.00 Taxes:323.75
20131223-0128980

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2023 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Red Nose Lighting Tennessee, LLC	Same as new owner	106-12-0-016.00
(NAME)	(NAME)	
305 Dandridge Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SOUTH SIDE TOWING AND RECOVERY, INC., J. TODD DEVIDTS, PRESIDENT, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RED NOSE LIGHTING TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Murfreesboro Road Industrial Subdivision, Section 4, as of record in Book 3842, page 197, Register's Office for said County.

Said Lot No.30 fronts 105.46 feet on the northerly side of Easthagan Drive and extends back 218.70 feet on the westerly line and 219.07 feet on the easterly line, to a dead line on which it measures 106.09 feet.

Being the same property conveyed to SOUTH SIDE TOWING AND RECOVERY, INC., J. TODD DEVIDTS, PRESIDENT, by deed from SNYDER'S LANCE, INC., FORMERLY LANCE, INC., A NORTH CAROLINA CORPORATION, of record in Instrument No. 20130205-0011930, dated January 31, 2013, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Murfreesboro Road Industrial Subdivision, Section 4, as of record in Book 3842, page 197, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 866 Easthagan Drive, Nashville, TN 37217

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 our hands this 19th day of December, 2013.

South Side Towing and Recovery, Inc.

J. Todd Devidts, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared J. Todd Devidts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of South Side Towing and Recovery, Inc., to be the person who executed the foregoing instrument on behalf of South Side Towing and Recovery, Inc. and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BNS, this 19th day of December, 2013

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14