G#25611-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/13 12:50 3 pgs
Fees:18.00 Taxes:1202.50
20131223-0129335

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2013.

Notary Public

My commission expires: 7-5-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nebraska Holdings, LLC	**"New Owner"**	**11712007200**
800 County Road I W		
Shoreview, MN 55126-1317		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary A. Fagg, unmarried, and James A. Flagg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nebraska Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 1 on the Map of Galecrest No. 2, Block "D", of record in Book 1424, Page 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary A. Fagg, as to an undivided one-half interest, and an undivided one-half interest to Clara F. Willoughby and James A. Flagg, as joint tenants with right of survivorship, by Warranty Deed dated Mary 25, 1994, from Frank U. Beck, Executor of the Estate of Juanita W. Child and Jane Padgett Beck, Residual Beneficiary of the Estate of Juanita W. Child, of record in Book 9303, Page 832, Register's Office for Davidson County, Tennessee. The said Clara F.

Willoughby conveyed her interest to James A. Flagg by Quitclaim Deed dated March 26, 2007, of record in Instrument No. 20070606-0067814, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1424, Page 3, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **1416 Woodmont Boulevard, Nashville, TN 37215**.

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 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 my/our hand(s) this **20th** day of **December, 2013.**

Mary A. Fagg

James A. Flagg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary A. Fagg, unmarried, and James A. Flagg, unmarried,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **20th** day of **December, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

