mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140004036 DEEDWARR
Recvd: 01/17/14 14:27 2 pgs
Fees:13.00 Taxes:2331.00
20140117-0005017

WARRANTY DEED

RUTH M. FORMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 10TH DAY OF JANUARY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R6102

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
DG Tennessee, LLC	SAME	06008008300
19 Longfellow Lane		
Winthrop, ME 04364		

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

LINEBERRY PROPERTIES, INC.

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

DG TENNESSEE, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3019 Dickerson Pike, Nashville, TN 37207

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 its hand on the 10th day of January, 2014.

Lineberry Properties, Inc.

BY: _____
Dewey Lineberry, President

SCOTT T. LUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Jan. 9, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Dewey Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of LINEBERRY PROPERTIES, INC., the within named barganor, a corporation, and that Dewey Lineberry, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Davidson Tennessee, this 10th day of January, 2014.

Notary Public _____

My Commission Expires: Jan 9, 2016

13-R6102

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF RESERVE PARCEL "A", E. A. LINDSLEY RESUBDIVISION, as shown on plat of record in Plat Book 8250, Page 793, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lineberry Properties, Inc. by Warranty Deed from Intersouth Construction Co. One, LLC, recorded on the 27th day of October, 2003 in Instrument No. 20031027-0158078, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF RESERVE PARCEL "A", E. A. LINDSLEY RESUBDIVISION, as recorded in Plat Book 547, Page(s) 144, Plat Book 5210, Page 131, Plat Book 8250, Page 643 and Plat Book 8250, Page 793, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20000223-0018010 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Rights of tenants, now in possession under an unrecorded lease.

f. Agreement for Dedication of Easement as set forth in instrument recorded in Book 5559, Page 509, Book 5559, Page 512 and Book 6664, Page 161.

g. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030205-0015686.