BILL GARRETT, Davidson County
Trans:T20140010963 DEEDWARR
Recvd: 02/14/14 15:35 3 pgs
Fees:18.00 Taxes:666.00
20140214-0013312

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF : DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00 Er. Bennett, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS 14 DAY OF FEBRUARY, 2014. Notary Public MY COMMISSION EXPIRES: 3-3-14 (AFFIX SEAL)

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2014

THIS INSTRUMENT WAS PREPARED BY
Prochaska Thompson Quinn & Ferraro, P.C.
Erin H. Bennett, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Synergy Real Estate Holdings, LLC **4601 Nolensville Pike** **Nashville, Tennessee 37211** **Attn:** Ciprian Gradinaru	**SAME**	084-16-0-150.01

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, JEFFERY DENNIS AND JAN DENNIS, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYNERGY REAL ESTATE HOLDINGS, LLC, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Hickerson & Pleasant Engineers, dated July 9, 1966, as follows:

Beginning at an iron pin in the northerly margin of the Lebanon Road at the southwest corner of the property conveyed to Charles W. Whittemore and wife, by deed from Harry Maxwell and wife, of record in Book 3463, page 45, Register's Office for said County; thence with the northerly margin of said Road, South 87° West 12 feet to an iron pin thence North 3° 50 West 277.7 feet to an iron pin; thence North 87° 43' East 121.1 feet to an iron pin; thence South 1° 46' East 90.3 feet to the northeasterly corner of the property conveyed to Charles W. Whittemore and wife, as aforesaid; thence with Whittemore's northerly line, South 89° West 100 feet to his northwest corner; thence with his westerly line, South 1° 46' East 190

feet to the beginning.

Tract 2

Land in the 3rd Civil District of Davidson County, Tennessee, described partly according to a survey made by H. B. Fowlkes, Surveyor, April, 1947, as follows:

Beginning at a point in the easterly margin of the tract of land conveyed to Felix Fred Walker, et ux, of record in Book 3346, page 188, Register's Office for said County, said point being 185 feet north of the northerly right-of-way at Lebanon Road; thence North 3° West 103.5 feet to a point; thence South 83° 43' West 100 feet to a point; thence southerly 95.3 feet to a point; thence easterly 100 feet with the north line of the property conveyed by the Walkers' to Colonial Foods, Inc. by deed of record in Book 4027, page 254, Register's Office for said County, to the point of beginning.

Being the same property conveyed to JEFFERY DENNIS AND WIFE, JAN R. DENNIS, by deed from H & H CAR WASH, INC., of record in Instrument No. 20070322-0034890, dated March 21, 2007, said Register's Office.

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

This is improved property, known as 2604B Lebanon Pike, Nashville, Tennessee.

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 assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seised 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 assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 14th day of February, 2014.

Jeffery Dennis

Jan Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffery Dennis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2014.

My Commission Expires: 3-3-14

Notary Public

TODD H. HANCOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jan Dennis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2014.

My Commission Expires: 3-3-14

Notary Public

RETURN TO:
Prochaska Thompson Quinn & Ferraro, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219

