BILL GARRETT, Davidson County
Trans:T20140024915 DEEDWARR
Recvd: 04/14/14 09:04 4 pgs
Fees:23.00 Taxes:4378.82
20140414-0030814

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Old Hickory Buildings, LLC
900 Captain Joe Fulghum Drive
Murfreesboro, TN 37129

SEND TAX BILLS TO:
Same

Map/Parcel
162-41

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Ben Grover Maxwell, Sr. and the Estate of Walter Maxwell Battle, Sr. ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto Old Hickory Buildings, LLC ("Grantee"), it's successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> A tract of land in the 5th, formerly the 7th Civil District of Davidson County, described according to a survey made March 23, 1935, by Erle Drake, County Surveyor, Davidson County, Tennessee, and as described in the Deed to Thomas Briley of record in Book 1105, page 504, RODC and as described in the Quitclaim Deed to Tom Briley and wife Maggie Briley of record in Book 2140, page 21, said Register's Office, reference is made to both of the above referenced deeds.
>
> Included in the above description, but specifically excluded from this conveyance is the property conveyed to the State of Tennessee by Warranty Deed of record in Book 7826, page 499, said Register's Office, to which reference is hereby made.
>
> Being the same property conveyed to Ben Grover Maxwell,

Sr. and Walter Maxwell Battle, Sr., by Warranty Deed dated September 30, 1999, of record in Book 11688, page 843, Register's Office of Davidson County, Tennessee. The said Walter Maxwell Battle, Sr. died intestate on July 28, 2007 and Anna Battle was appointed as the Personal Representative of the Estate of Walter Maxwell Battle, Sr. in Case No. 07P-1372 in the Probate Division of the Circuit Court for Davidson County, Tennessee. An Order Approving the Sale of Real Estate was entered in said case on July 16, 2008.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except for the 2013 property taxes which have been prorated between the parties.

The undersigned further covenants and binds themselves, their heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, it's successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS OUR HANDS on this the 28th day of July, 2013.

"GRANTORS"

Ben Grover Maxwell Sr.

BEN GROVER MAXWELL, SR.

ESTATE OF WALTER MAXWELL BATTLE, SR.

By: Anna Battle
Anna Battle, Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, BEN GROVER MAXWELL, SR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 28th day of July, 2013.

NOTARY PUBLIC

My commission expires: 7-3-17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ANNA BATTLE, with whom I am personally acquainted, and who upon her oath acknowledged herself to be the Personal Representative of the Estate of Walter Maxwell Battle, Sr. and Anna Battle as such Personal Representative, being authorized so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Estate of Walter Maxwell Battle, Sr. by herself as such Personal Representative.

WITNESS MY HAND and official seal at my office on this the 28th day of July, 2013.

NOTARY PUBLIC

My commission expires: 7-3-17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,183,464.87, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 28 day of July, 2013.

NOTARY PUBLIC

My commission expires: 3-22-16

