THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26035-1
Box #14

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Ingram Express Services, LLC<br>335 Hill Avenue<br>Nashville, Tennessee 37210 | New Owner | 106-11-0/013-00 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **R & M PROPERTIES**, a Tennessee general partnership (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **INGRAM EXPRESS SERVICES, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its, successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 9 on the Plan of Interstate Park South, Section 3, of record in Book 4460, Page 191, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to R & M Properties, a Tennessee general partnership, by Warranty Deed from Hugh F. Hamil and wife, LaUna Hamil, and Dewayne Baskette and wife, Betty Baskette, dated and recorded December 30, 2005, of record in Instrument No. 20051230-0157037, Register's Office for Davidson County, 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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140038624 DEEDWARR
Recvd: 06/03/14 09:40 3 pgs
Fees:18.00 Taxes:2571.50
20140603-0047648

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 30th day of May, 2014.

R & M PROPERTIES, a Tennessee general partnership

By: _____
Name: Michael A. Russell
Its: General Partner

By: _____
Name: Ben G. McKnight
Its: General Partner

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

**BEFORE** me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MICHAEL A. RUSSELL**, and **BEN G. McKNIGHT**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of **R & M PROPERTIES**, a Tennessee general partnership, the within-named bargainors, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as General Partners.

**WITNESS** my hand, at office this 30th day of May, 2014.

_____
Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

_____
Affiant

Subscribed and sworn to before me this
30th day of May, 2014.

_____
Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**EXHIBIT A**
**Permitted Encumbrances**

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 4460, Page 191, Register's Office for Davidson County, Tennessee.