BILL GARRETT, Davidson County
Trans:T20140057291 DEEDWARR
Recvd: 08/06/14 09:59 4 pgs
Fees:23.00 Taxes:647.50
20140806-0070555

GENERAL WARRANTY DEED

TO:	Doug Rountree and wife, Lucinda Rountree	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100 Nashville, TN 37201
FROM:	Robert B. Erwin and wife, Amy D. Erwin	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Doug Rountree and Lucinda Rountree 5033 Ragland Drive Nashville, TN 37220	Same	Map 43-03, Parcel 16.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $175,000.00.

Affiant

Sworn to and subscribed before me, this 5th day of August, 2014.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3-6-18

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert B. Erwin and wife, Amy D. Erwin** (hereinafter collectively called the "Seller") by these presents does transfer, sell and convey unto **Doug Rountree and wife, Lucinda Rountree** (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This improved property located at 805 Madison Industrial Road, Madison, Davidson County, TN 37115 .

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 5th day of August, 2014.

SELLER:

Robert B. Erwin

Amy D. Erwin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert B. Erwin, the within named 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 instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of August, 2014.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Traci Sellers
Notary Public

My Commission Expires: 3-6-18

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Amy D. Erwin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of August, 2014.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Traci Sellers
Notary Public

My Commission Expires: 3-6-18

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Rivergate Industrial Park, Section Three, Revised Lots 6 & 7, of record in Instrument No. 20000921-0094042, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert B. Erwin and wife, Amy D. Erwin, by deed of record in Instrument No. 20000330-0031991, dated March 17, 2000, said Register's Office.

EXHIBIT B

1. Real property taxes for 2014, a lien, not yet due and payable.

2. Flowage Easement of record in Book 2279, page 1, said Register's Office.

3. Dedication for Water Mains to Madison Utility District of record in Book 7825, page 553, said Register's Office.

4. Sanitary Sewer Easement of record in Book 7542, page 521, said Register's Office.