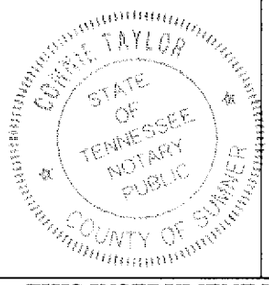
Davidson County DEEDWARR
Recvd: 08/19/14 11:49 3 pgs
Fees:18.00 Taxes:2775.00
20140819-0075198

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2014. Notary Public My commission expires: 9/21/2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Volpar, Inc.	New Owner	
802 5th Ave. East		082-09-0-499.00 (Lot 1) 082-09-0-500.00 (Lot 2)
Springfield, TN 37172-2621		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSH ANDERSON, A MARRIED MAN*, JARRED MCNEAL, A MARRIED MAN*, AND JOHN DONELSON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VOLPAR, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 and 2 on the Plan of Final Plat, Excess Right-of-Way Second and Third Avenue North at Madison Street of record in Plat at Instrument No. 20140429-0035905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Anderson, Jarred McNeal and John Donelson by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20140801-0069117 Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on August 1, 2014. (Lot 1)

Being the same property conveyed to Josh Anderson, Jarred McNeal and John Donelson by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20140801-0069116 Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on August 1, 2014. (Lot 2)

Being a portion the same property previously conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by deed from W. A. Sneed and Patricia A. Sneed of record in Book 8312, page 994, Register's Office for Davidson County, Tennessee, dated March 19, 1991 and recorded on March 24, 1991. (Lot 1 and 2)

**Neither Grantor(s), nor Grantor's spouse(s) ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 200 & 206 Madison Street, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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 HANDS EFFECTIVE AS OF THE 15th day of August, 2014.

Josh Anderson

Jarred McNeal

John Donelson by Jarred McNeal as Attorney in Fact

John Donelson by Jarred McNeal,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 15th day of August, 2014.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, individually and as Attorney in Fact for John Donelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 15th day of August, 2014.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

