WARRANTY DEED

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

ELIZABETH MARGUERI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY
MY COMMISSIO
OCTOBER 14,

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dream E.A.T., LLC, an Alabama limited liability company	NEW OWNER	093.05 4B 010.00 CO
(NAME)	(NAME)	
2135 University Boulevard, Suite B		
(ADDRESS)	(ADDRESS)	
Tuscaloosa, AL 35401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140070401 DEEDWARR
Recvd: 09/19/14 13:58 2 pgs
Fees:13.00 Taxes:7770.00
20140919-0086325

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles C. Anderson, Jr., and wife, Molly R. Anderson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dream E.A.T., LLC, an Alabama limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, and described as follows:

Being Unit 701, The WESTVIEW CONDOMINIUMS, as established under Master Deed of record in Instrument 20050121-0008174 and amended in Instrument No. 20070713-0083555, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Charles C. Anderson, Jr. by Warranty Deed dated 12/29/2005 from McClaron & Associates, LLC of record on 01/06/2006 in Instrument 20060106-0002294, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles C. Anderson, Jr., and wife, Molly R. Anderson by Quit Claim Deed dated 03/10/2008 from Charles C. Anderson, Jr.. of record pm 04/08/2011 in Instrument 20110408-0027248, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Westview Master Deed of record in Instrument No. 20050121-0008174, and Corrected and Amended, recorded as Instrument No. 20070713-0083555, of said Register's Office.
Affidavit of Recording recorded in Instrument No. 20080314-0026138, of said Register's Office.
Easement Agreement of record in Instrument 20050121-0008173 , said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 property taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 180 9th Avenue N, Suite 701, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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/or 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.

Witness our hands this 19th day of September, 2014.

Molly R. Anderson by Ashlyne Huff Revelette Attorney-In-Fact
Molly R. Anderson
By: Ashlyne Huff Revelette, Attorney-in-Fact

Charles C. Anderson, Jr. by Ashlyne Huff Revelette, Attorney-In-Fact
Charles C. Anderson Jr.
By: Ashlyne Huff Revelette, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ashlyne Huff Revelette**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Charles C. Anderson, Jr. and Molly R. Anderson for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Charles C. Anderson, Jr. and Molly R. Anderson, and is authorized by them to execute this instrument on their behalf.

This the 19th day of September, 2014.

Notary Public

My commission expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY