Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $825,000.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2014. Notary Public My Commission Expires: 3-6-18

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
G&R Leasing, A Tennessee General Partnership P.O. Box 680425 Franklin, TN 37068	G&R Leasing, A Tennessee General Partnership P.O. Box 680425 Franklin, TN 37068	Map/ Parcel 106.10-0-016.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **Triangle Leasing, a Tennessee General Partnership**, composed of Michael L. Hiatt and James E. Dillingham by these presents does hereby sell and convey unto **G&R Leasing, a Tennessee General Partnership**, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BILL GARRETT, Davidson County
Trans:T20140084855 DEEDWARR
Recvd: 11/10/14 13:07 3 pgs
Fees:18.00 Taxes:3052.50
20141110-0103631

ATTACHED EXHIBIT "A"

This is improved property known as 249 Blanton Avenue, Nashville, Tennessee 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever; and grantor does hereby covenant 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 in unencumbered, except:

1. All taxes for the current year and subsequent years.
2. The Plan of record in Plat Book 6050, Page 150, Register's Office for Davidson County, Tennessee.

and grantor does further covenant and bind itself, its heirs and representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whosoever. Whenever 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 31st day of October, 2014.

Triangle Leasing, a Tennessee General Partnership

By: _____
Michael L. Hiatt, Partner

By: _____
James E. Dillingham, Partner

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, William Timothy Hill, a Notary Public for the State and County aforesaid, Michael L. Hiatt, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Triangle Leasing, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of October, 2014

_____
Notary Public

My Commission Expires: _____

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, William Timothy Hill, a Notary Public for the State and County aforesaid, James E. Dillingham, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Triangle Leasing, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of October, 2014

_____
Notary Public

My Commission Expires: _____

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

EXHIBIT A

Land in DAVIDSON County, Tennessee, being Lot No. 1 on the Plan of Sain Industrial Park, Section 5, of record in Plat Book 6050, Page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Triangle Leasing, a Tennessee general partnership by Quitclaim Deed from James E. Dillingham and Michael L. Hiatt (also known as Mike Hiatt), of record in Instrument No. 20090824-0079578, dated August 7, 2009, Register's Office for Davidson County, Tennessee. Having been Quitclaimed to James Dillingham and Michael L. Hiatt, from Automatic Service Company, Inc. by Instrument No. 20070102-0000680, and being conveyed to Automatic Service Co. Inc, by deed of record in Book 5678, Page 313 and of record in Book 6031, Page 177; re-recorded in Book 6083, Page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as 249 Blanton Avenue, Nashville, Tennessee 37210.