(2)

STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20140086007 DEEDWARR
Recvd: 11/14/14 10:53 2 pgs
Fees:13.00 Taxes:1128.50
20141114-0105244

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2014.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G14-0379D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Shaar and Alberto Forero (NAME)	New Owner (NAME)	34-15-3 and 34-15-4
517 Myatt Drive 909 Myatt Industrial Drive (STREET ADDRESS)	4313 Belle Mina Lane (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Martha Walwyn, unmarried, and Allen Henson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Shaar and Alberto Forero**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

517 Myatt Drive
Land in Davidson County, Tennessee, being Lot No. 18, 19, and 20 on the plan of RIVERGATE INDUSTRIAL PARK, as shown by plat of record in Plat Book 6250, Page 806, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Allen Henson, unmarried and Martha Walwyn, unmarried, tenants by the entirety from Allen Henson, Martha Walwyn, Lorelei Walwyn, Marc A. Walwyn and Paul J. Walwyn from Music City Title and Escrow, LLC as Substitute Trustee by Substitute Trustee's Deed dated February 29, 2013, record in Instrument No. 20130311-0023729, said Register's Office.

FURTHER BEING the same property conveyed to Allen Henson, unmarried and Martha Walwyn, unmarried, tenants by the entirety from Allen Henson, Martha Walwyn, Lorelei Walwyn, Marc A. Walwyn and Paul J. Walwyn, by Deed of Correction dated May 16, 2013, as Instrument No. 20130516-0049673, in the Register's Office for Davidson County, Tennessee.

909 Myatt Industrial
Land in Davidson County, Tennessee, being Lot No. 17 on the plan of RIVERGATE INDUSTRIAL PARK, as shown by plat of record in Plat Book 6250, Page 806, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William B. Owen and Barbara Eatherly from I. Dyke Tatum, Substitute Trustee by Substitution Trustee's Deed dated December 17, 2012, and as of record in Instrument No. 20121217-0116016, said Register's Office.

FURTHER BEING the same property conveyed to Martha Walwyn and Alan Henson, as tenants in common from William B. Owen and Barbara Eatherly by Deed dated _____ and as recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Allen Henson and Alan S. Henson being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6822, page 938, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 806, Register's Office for Davidson County, Tennessee.

3. Lease with Lamar Corporation as recorded in Book 7567, page 382, Register's Office for Davidson County, Tennessee.

4. Subject to Corps of Engineers Flowage easement.

5. 30' Utility Easement for sewer, gas, water and electricity as recorded in Book 6663, page 752, Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance for sanitary sewers as recorded in Book 7026, page 930, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 517 Myatt Drive, 909 Myatt Industrial Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 12th day of November, 2014.

Martha Walwyn _____ November 12, 2014
Martha Walwyn Date

Allen Henson _____ November 12, 2014
Allen Henson Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Martha Walwyn, unmarried, and Allen Henson, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of November, 2014.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066