THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140094351 DEEDWARR
Recvd: 12/17/14 10:24 4 pgs
Fees:23.00 Taxes:5237.35
20141217-0115312

26535-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Herman L. Wallace 707 Bradford Avenue Nashville, Tennessee 37204	New Owner	095-13-0/035.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WINSTON S. GIPSON**, and wife, **JANICE GIPSON**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **HERMAN L. WALLACE**, (hereinafter referred to as the "**Grantee**"), his heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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, his heirs, successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 15th day of December, 2014.

Winston S. Gipson

12/15/14
Janice Gipson

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **WINSTON S. GIPSON**, and wife, **JANICE GIPSON**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of December, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,415,500.00.

Affiant

Subscribed and sworn to before me this
15th day of December, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Metropolitan Industrial Park, Section 47, of record in Plat Book 4715, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Winston S. Gipson, and wife, Janice Gipson, by Warranty Deed dated August 8, 2008, recorded August 12, 2008, from Kenneth E. Cantrell, and Charles T. Cantrell, of record in Instrument No. 20080812-0082773, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 4715, Page 83, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3770, Page 50, and Book 4433, Page 190, Register's Office for Davidson County, Tennessee.

4. Right-of-Way Deed, of record in Book 2481, Page 21, Register's Office for Davidson County, Tennessee.