BILL GARRETT, Davidson County
Trans:T20140094725 DEEDWARR
Recvd: 12/18/14 09:34 2 pgs
Fees:13.00 Taxes:341.88
20141218-0115776

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $92,400.00.

Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 12th day of December, 2014.

Notary Public:
My Commission Expires:

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
EFD Forrest Development, LLC 923 Myatt Industrial Drive Madison, TN 37115	New Owner	03415001000

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James A. Jackson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EFD Forrest Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rivergate Industrial Park of record in Plat Book 6250, Page 806, Register's Office for Davidson County, Tennessee to which plat reference is her made for a complete description thereof.

Being part of the same property conveyed to James A. Jackson by Warranty Deed from Michael E. Collins, dated May 21, 2009, recorded June 3, 2009 in Instrument No. 20090603-0051351, Register's Office for Davidson County, Tennessee.

This property is Subject to:

Any and all plats, easements, restrictions, and other matters of record.

The 2014 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6250, Page 806, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sewer set forth in the instrument recorded in Book 7026, Page 930, Register's Office for Davidson County, Tennessee.

Overhead Line Easement to Metro Government set forth in the instrument recorded in Instrument No. 20111201-0093570, Register's Office for Davidson County, Tennessee.

Corps of Engineers Flowage Easement along Cumberland River set forth in the instrument recorded in Book 2279, Page 1, Register's Office for Davidson County, Tennessee.

Sewer, Gas and Electricity Easement set forth in the instrument recorded in Book 6663, Page 752, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as: 923 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of December, 2014.

James A. Jackson

State of Florida)
County of Polk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **James A. Jackson** , 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 December, 2014.

Commission Expires:

Notary Public:

PATRICIA C KLOSS
MY COMMISSION # EE057482
EXPIRES January 23, 2015
(407) 398-0153 FloridaNotaryService.com

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075