BILL GARRETT, Davidson County
Trans:T20150005319 DEEDWARR
Recvd: 01/22/15 09:39 3 pgs
Fees:18.00 Taxes:3717.39
20150122-0006207

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16th day of January, 2015, by and between AMERICAN PROPERTIES CO., G.P., a Tennessee general partnership, successor by merger to AMERICAN PROPERTIES COMPANY, L.P., a Tennessee limited partnership, party of the first part, and TANDEM INVESTMENTS, LLC, a Tennessee limited liability company, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Lot No. 1 on the Revised Plat of Section 32, Interchange City Industrial Park, as shown in Book 6900, page 208, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the southerly margin of J. P. Hennessey Drive at the northwest corner of Lot Two on the Resubdivision of Charles D. Wilson, Trustee, property of record in Plat Book 6200, page 198, Register's Office, Davidson County, Tennessee; thence S 4°48'55" E 244.72 feet; thence S 85°11'05" W 161.05 feet; thence S 60°30'47" W 70.70 feet; thence S 48°33'29" W 144.09 feet to the easterly margin of Firestone Parkway, thence with said easterly margin as follows: Northwesterly with a curve to the left 175.05 feet, said curve having a radius of 3,859.72 feet and a central angle of 5°40'41"; Northwesterly with a curve to the right 39.09 feet to the southerly margin of J. P. Hennessey Drive, said curve having a radius of 25.00 feet and a central angle of 89°35'26"; thence with said margin of J. P. Hennessey Drive as follows: N 45°33' E 13.77 feet; Northeasterly with a curve to the right 476.88 feet to a point of beginning, said curve having a radius of 788.51 feet and a central angle of 34°39'06", containing 2.159 acres, more or less. [THIS DESCRIPTION TAKEN FROM PRIOR DEED OF RECORD IN BOOK 10460, PAGE 860, IN SAID REGISTER'S OFFICE.]

Being the same property conveyed to party of the first part herein by Quit Claim Deed of record as Book 10460, page 860, in the Register's Office of Davidson County, Tennessee.

The property herein conveyed is subject to the following: 2015 Davidson County taxes, not yet due and payable, which party of the second part assumes and agrees to pay, and subject to subdivision restrictions, building lines and easements of record in Plat Book 6900, page 208; easements of record in Book 189, page 4; Book 2858, page 503; Book 4332, page 323; and Book 4727, page 992; Right-of-Way Easement of record in Book 3616, page 445; Declarations of Restrictions of record in Book 4673, page 508; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5831, page 288; and Deeds of Conveyance of record in Book 4816, page 317; Book 5103, page 929; Book 5569, page 104; Book 5589, page 989; Book 5666, page 664; and Book 5878, page 479; all in the Register's Office of Davidson County, Tennessee; and subject to rights of tenants in possession.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set out hereinabove; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN TESTIMONY WHEREOF, the said AMERICAN PROPERTIES CO., G.P., a Tennessee general Managing General Partnership, successor by merger to AMERICAN PROPERTIES COMPANY, L.P., a Tennessee limited Managing General Partnership, has caused its name to be signed hereto by and through its proper officers duly authorized so to do as of the day and year first above written.

AMERICAN PROPERTIES CO., G.P., a Tennessee general Managing General Partnership, successor by merger to AMERICAN PROPERTIES COMPANY, L.P., a Tennessee limited Managing General Partnership

By: _____
RONALD P. UNDERBERG, Managing General Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared RONALD P. UNDERBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Managing General Partner of AMERICAN PROPERTIES CO., G.P., a Tennessee general Managing General Partnership, successor by merger to AMERICAN PROPERTIES COMPANY, L.P., a Tennessee limited Managing General Partnership, the within named bargainor, and that he, as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of AMERICAN PROPERTIES CO., G.P., a Tennessee general Managing General Partnership, successor by merger to AMERICAN PROPERTIES COMPANY, L.P., a Tennessee limited Managing General Partnership, by himself as such Managing General Partner.

WITNESS my hand at office this 16 day of January, 2015.

_____
Notary Public

ALLEN C. DUNSTAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires December 15, 2015.

My commission expires: _____.

PROPERTY ADDRESS:
1500 J. P. Hennessey Drive
LaVergne, Tennessee 37086

NAME AND ADDRESS OF PROPERTY OWNER AND MAIL TAX NOTICES TO:
TANDEM INVESTMENTS, LLC
782 Melrose Avenue
Nashville, Tennessee 37211

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ALLEN C. DUNSTAN
HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119

T.G. No. CTCo. 5074980
Tax Parcel No.: 18300004900
File No. 15017608

State Tax $____
Register's Fee $____
Recording Fee $____
TOTAL $____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,004,700.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16 day of January, 2015.

Notary Public

My commission expires: ____

ALLEN C. DUNSTAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires December 15, 2015.

(FOR RECORDING DATA ONLY)