FILE NUMBER
340409-(2)

| REGISTER'S USE ONLY: | OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $280,000.00. |
|---|---|

BILL GARRETT, Davidson County
Trans:T20150006464 DEEDWARR
Recvd: 01/27/15 10:14 2 pgs
Fees:13.00 Taxes:1036.00
20150127-0007617

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 23rd DAY OF January, 2015.

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 10/2/18

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: | NEW OWNER: |
|---|---|---|
| R. W. Hardison, Esq.<br>Hardison Law Office, PLLC<br>3312 Kedron Road<br>Spring Hill, TN 37174 | Keith A. Bolton<br>9206 Concord Road<br>Brentwood, TN 37027 | Keith A. Bolton<br>9206 Concord Road<br>Brentwood, TN 37027 |

# GENERAL WARRANTY DEED

This indenture is made and entered into this 25th day of January, 2015 between NASHVILLE EQUIPMENT SERVICE, INC. (AKA NASHVILLE EQUIPMENT AND & SERVICE, INC.) (hereinafter referred to as "GRANTOR") and KEITH A, BOLTON (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

TRACT 1:

SITUATE in Davidson County, Tennessee and being more particularly described as Lot 1 of Block 15 on the Plan of Cherokee Park as shown by a map of record in Book 161 at page 75 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Nashville Equipment & Service, Inc. (aka Nashville Equipment Service, Inc.) by instrument of record in Book 4760 at page 649 in the Davidson County, Tennessee Register of Deeds office.

TAX PARCEL # 091-02-0-117.00

PROPERTY ADDRESS: 6100 Pennsylvania Avenue, Nashville, TN 37209

TRACT 2:

SITUATE in Davidson County, Tennessee and being more particularly described as Lots 3 and 5 of Block 15 on the Plan of Cherokee Park as shown by a map of record in Book 161 at page 75 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Nashville Equipment Service, Inc. by instrument of record in Book 5890 at page 682 in the Davidson County, Tennessee Register of Deeds office.

TAX PARCEL # 091-02-0-118.00 (Lot 3)
TAX PARCEL # 091-02-0-119.00 (Lot 5)

Property Address: 6100, 6102, 6104 Pennsylvania Avenue, Nashville, TN 37209

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

NASHVILLE EQUIPMENT SERVICE, INC.
(AKA NASHVILLE EQUIPMENT & SERVICE, INC.)

BY _____
GARY E. BEASLEY, PRESIDENT

STATE OF TENNESSEE )
)
COUNTY OF Maury )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared GARY E. BEASLEY, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the PRESIDENT of NASHVILLE EQUIPMENT SERVICE, INC. (AKA NASHVILLE EQUIPMENT AND & SERVICE, INC.), being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer. Witness my hand and seal at office in the aforesaid state and county this 23rd day of January, 2015.

*SEAL*

BRENT ALLRED
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 10/5/18