BILL GARRETT, Davidson County
Trans:T20150007625 DEEDWARR
Recvd: 01/30/15 13:05 3 pgs
Fees:18.00 Taxes:2405.00
20150130-0009030

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th day of January, 2015**, by and between **Michael T. Price and wife, Shannon S. Price,** hereinafter called Grantors, and **Sharp, Robbins, & Popwell, LLC**, a Tennessee Limited Liability Company, hereinafter called Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee,** to wit:

SEE EXHIBIT "A"

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: **Plat Book 6900, Page 239; Easements of record in Book 6663, Page 758 and Book 7026, page 930; all in said Register's Office, and except for 2015 Davidson County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

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

WITNESS the signature of the Grantor the day and year first above written.

Michael T. Price

Shannon S. Price

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael T. Price and wife, Shannon S. Price** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this 22 **day of January, 2015.**

My commission expires:
8.21.17

Notary Public

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMMER COUNTY

STATE OF TENNESSEE
COUNTY OF SHELBY

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 **650,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 26 **day of January, 2015.**

My Commission Expires:
7-18-18

Notary Public

CATHERINE L. SPARKMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Owner's Name and Mailing Address:
Sharp, Robbins, & Popwell, LLC
8046 N. Brother Blvd. #104
Bartlett, TN 38133

Property Address:
1109 Myatt Blvd.
Madison, TN 37115

Person responsible for the payment of taxes:
Sharp, Robbins, & Popwell, LLC
8046 N. Brother Blvd. #104
Bartlett, TN 38133

Prepared by: Marc Diaz
and CloseTRAK, LLC
Return to: 8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

EXHIBIT "A"

Lot No. 20, Plan of Rivergate Industrial Park, Section 2, as shown on plat of record in Plat Book 6900, Page 239, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Warranty Deed of record in Book 8604, Page 736, all in said Register's Office.

Parcel Number: 034-15-0-015.00