File Box 8

BILL GARRETT, Davidson County
Trans:T20150038553 DEEDWARR
Recvd: 05/18/15 15:28 2 pgs
Fees:13.00 Taxes:647.50
20150518-0045696

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57466
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The Reguli Family Partnership, LP 1554 Neelys Bend Road Madison, TN 37115	SAME

TAX MAP PARCEL NUMBERS: 03415005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fleming-Wilkinson Properties, a Tennessee general partnership**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Reguli Family Partnership, LP** hereinafter called the **Grantee**, Grantee's 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. 12 on the Plan of Resubdivision of Lot No. 12, Northgate Business Park, of record in Book 7900, page 421, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more accurate description of said Lot.

Being the same property conveyed to Fleming & Wilkinson Properties, a Tennessee general partnership, by Special Warranty Deed from Northgate Business Park Associates, an Indiana limited partnership, dated September 14, 1992 and recorded on September 4, 1992, of record in Book 8723, page 615, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 421, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage, a 5 foot permanent drainage easement along the easterly side line of said lot and a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot; Restrictions of record in Book 7687, page 513, said Register's Office.

This is improved property, known as 1245 Northgate Business Parkway, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2015.

Fleming & Wilkinson Properties,
a Tennessee general partnership

By: _____
George R. Fleming, Jr., Partner

Fleming & Wilkinson Properties,
a Tennessee general partnership

By: _____
Wayne P. Wilkinson, Partner

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **George R. Fleming, Jr. and Wayne P. Wilkinson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Partners** (or other officer authorized to execute this instrument) of **Fleming & Wilkinson Properties, a Tennessee general partnership**, the within named bargainor, a general partnership, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the general partnerhsip as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 11th day of May, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $175,000.00.

_____
Affiant

Sworn and subscribed before me this 11th day of May, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

_____
Notary