BILL GARRETT, Davidson County
Trans:T20150048962 DEEDWARR
Recvd: 06/19/15 09:30 3 pgs
Fees:18.00 Taxes:1246.90
20150619-0058680

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27187-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
R & M Properties 3030 Sidco Drive Nashville, Tennessee 37204	New Owner	060-15-0/079.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **United Power Services, Inc.**, a Tennessee corporation (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **R & M Properties**, a Tennessee general partnership, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 44 and 45, Jones & Hart Subdivision, as shown on plat of record in Plat Book 6200, page 969, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING all of the same property conveyed to Explosive Engineering Services, Inc., a Tennessee corporation, by Deed of Record in Book 9332, Page 951, Register's Office for Davidson County, Tennessee, and further conveyed to United Power Services, Inc., a Tennessee corporation, by Quitclaim Deed from Explosive Engineering Services, Inc., a Tennessee corporation, of record in Instrument No. 20030328-0040571, said Register's Office.

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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12 day of June, 2015.

UNITED POWER SERVICES, INC.
a Tennessee corporation

By: _____
Brian Jenkins, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Jenkins with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of UNITED POWER SERVICES, INC., a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 12th day of June, 2015.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

_____
Affiant

Subscribed and sworn to before me this
____ day of June, 2015.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. The Matters shown on the Plan of record in Book 6200, Page 969, Register's Office for Davidson County, Tennessee.