BILL GARRETT, Davidson County
Trans:T20150048996 DEEDWARR
Recvd: 06/19/15 09:58 4 pgs
Fees:23.00 Taxes:1369.00
20150619-0058737

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

27172-1
Box #14

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Tallman Enterprises, LLC<br>856 East Benjamin Drive<br>Franklin, Tennessee 37067 | New Owner | 118-08-0-207.00<br>118-08-0-208.00<br>118-08-0-265.00<br>118-08-0-266.00<br>118-08-0-267.00 |

# 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, **Douglas Printing Company, Inc.**, a Tennessee corporation also known as Douglas Printing, Inc. (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Tallman Enterprises, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being two tracts of land located in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lots 172, 173, and portions of Lots 167, 168, 169, and 174 of the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park as recorded in Plat Book 332, page 29, R.O.D.C.T. and being more particularly described as follows:

TRACT ONE: BEGINNING at an iron pin set in the easterly right-of-way of Winford Avenue, said pin being the southwesterly corner of the tract herein described and being N 04° 03' E 427.8 feet from the centerline intersection of Winford Avenue and Cruzen Street; thence, along the easterly right-of-way of Winford Avenue N 00° 37' 40" E 150.00 feet to an iron pin set on said easterly right-of-way, said pin being the northwesterly corner of the tract herein described; thence, leaving the right-of-way of Winford Avenue and along the southerly boundary of Andrews, Pruett, and Middleton property as recorded in Deed Book 7891, page 46, N 88° 16' 13" E 150.00 feet to an iron pin set on the westerly margin of Alley No. 1838, said pin being the Northeast corner of the herein described tract; thence, along the westerly right-of-way of said Alley No. 1838 S 00° 37' 40" W 132.24 feet to an iron pin set on said Alley right-of-way and also on the northerly right-of-way of said railroad spur line serving the Shoney's Inc. Distribution Center to the West, said pin being 25 feet from the centerline of said spur track and also being the Southeast corner of the herein described tract; thence, leaving the margin of Alley No. 1838 and along the northerly right-of-way of said railroad spur with a curve to the right having a central angle of 21° 51' 07", a radius of 334.27 feet, and a chord of S 79° 44' 14" W 126.72 feet to an iron pin set on said right-of-way; thence, continuing

along the northerly right-of-way of said railroad spur N 89° 20' 13" W 25.44 feet to the BEGINNING containing 0.504 acre, more or less.

BEING all of the same property conveyed to Douglas Printing, Inc. (aka Douglas Printing Company, Inc.), a Tennessee corporation by Deed from L&N Investment Corporation, a Delaware corporation, dated August 18, 1993, of record in Book 9060, Page 92, Register's Office for Davidson County, Tennessee.

TRACT TWO: BEGINNING at an iron pin set on the westerly right-of-way of Cruzen Street, said pin also being on the northerly right-of-way of a railroad spur line serving Shoney's Inc. Distribution Center to the West, and also being N 42° 50' W 531.00 feet from L & N Railroad Milepost 189; thence, along the northerly right-of-way of said railroad spur and with a curve to the right having a central angle of 34° 32' 36", a radius of 334.27 feet, and a chord of S 48° 44' 38" W 198.49 feet to an iron pin set on said railroad spur right-of-way and also on the easterly margin of Alley No. 1838, said pin being the Southwest corner of the tract herein described; thence, along the easterly margin of said 15 foot Alley N 00° 37' 40" E 126.43 feet to an iron pin set, the Northwest corner of the tract herein described; thence, leaving the margin of Alley No. 1838 and along the southerly boundary of the E. C. Pigg property as recorded in Deed Book 5407, page 142, N 88° 16' 13" E 147.90 feet to the Northeast corner of the herein described tract and the point of BEGINNING, containing 0.260 acre, more or less.

BEING all of the same property conveyed to Douglas Printing, Inc. (aka Douglas Printing Company, Inc.), a Tennessee corporation, by Deed from CSX Transportation, Inc., a Virginia corporation, dated August 18, 1993, of record in Book 9060, Page 86, Register's Office for Davidson County, Tennessee.

The above described two tracts of land are described according to a survey made by Boyd B, Gibbs, TN Lic. No. 1598 of Cumberland Survey, dated March 21, 1990.

**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 18th day of June, 2015.

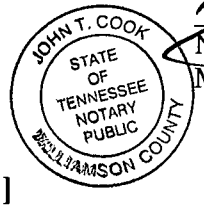
DOUGLAS PRINTING COMPANY, INC.
a Tennessee corporation

By: _____
David Douglas, President

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Douglas 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 DOUGLAS PRINTING COMPANY, 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 18th day of June, 2015.



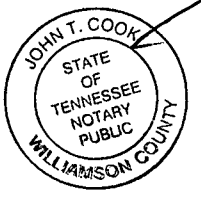

Notary Public
My Commission Expires: 2/13/17

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me this
18th day of June, 2015.




Notary Public
My Commission Expires: 2/13/17

**EXHIBIT A**
**Permitted Encumbrances**

1. Taxes for the year 2015 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises embraced within the bounds of any charter railroad right-of-way.

4. Covenants set out in the deeds of record in Book 9060, Pages 86 and 92, Register's Office for Davidson County, Tennessee.

5. As to Tract Two, lack of direct access to public street other than through the alley.

6. Charter of Douglas Printing Company, Inc., of record in Book 6512, Page 637, Register's Office for Davidson County, Tennessee.