WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3618

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150052612 DEEDWARR
Recvd: 06/30/15 14:02 2 pgs
Fees:13.00 Taxes:1665.00
20150630-0063181

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

J-JG-14-2706

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M & S Auto Repair, LLC	**New Owner**	
(NAME)	(NAME)	**14900011000**
2706 Murfreesboro Pike		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE WILLIAMS GROUP, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **M & S AUTO REPAIR, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING A TRACT OF LAND IN THE TWENTY-NINTH COUNCILMANIC DISTRICT OF METROPOLITAN-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO THE WILLIAMS GROUP, LLC., AS EVIDENCED IN BOOK 11134, PAGE 132, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE HIGHWAY MONUMENT OLD IN THE EASTERLY MARGIN OF MURFREESBORO PIKE AT A DISTANCE OF 60.14 FEET FROM THE CENTER OF SAID PIKE, SAID MONUMENT ALSO BEING A SOUTH BOUNDARY CORNER OF THE JOHN DAVID PEPPERS, Jr., 1999 VESTED TRUST PROPERTY, AS EVIDENCED IN BOOK 11430, PAGE 540, R.O.D.C., TN.; THENCE WITH THE BOUNDARY LINES OF THE SAID PEPPERS TRUST PROPERTY, NORTH 45 DEG 11 MIN 23 SEC EAST, AT A DISTANCE OF 307.89 FEET TO A 1-1/2 INCH IRON PIPE OLD; THENCE CONTINUING WITH SAID BOUNDARY OF THE PEPPERS TRUST PROPERTY AND WITH TRACES OF AN OLD FENCE, SOUTH 08 DEG 04 MIN 09 SEC WEST, AT A DISTANCE OF 227.91 FEET TO AN IRON ROD OLD AT THE BASE OF A HACKBERRY; THENCE, CONTINUING WITH SAID BOUNDARY OF THE PEPPERS TRUST PROPERTY AND LEAVING SAID TRACES OF AN OLD FENCE, SOUTH 48 DEG 54 MIN 15 SEC WEST, AT A DISTANCE OF 139.10 FEET TO A CAPPED IRON ROD NEW IN THE EASTERLY MARGIN OF MURFREESBORO PIKE; THENCE WITH SAID MARGIN, NORTH 41 DEG 55 MIN 50 SEC WEST, AT A DISTANCE OF 127.77 FEET TO A POINT; THENCE, NORTH 36 DEG 47 MIN 00 SEC EAST, AT A DISTANCE OF 6.28 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.70 ACRES OR 30,544.3 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, ON JUNE 15, 2015.

BEING THE SAME PROPERTY CONVEYED TO THE WILLIAMS GROUP, LLC BY WARRANTY DEED FROM SIMON MAYFIELD DICKERSON, UNMARRIED, RECORDED ON THE 30TH DAY OF SEPTEMBER, 1998 IN DEED BOOK 11134, PAGE 132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Boundary Survey completed on June 15, 2015 by Xcel Land Surveying Land Planning & Surveying Services noted as Job No. 15-066.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2706 Murfreesboro Pike, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26th DAY OF JUNE, 2015.

The Williams Group, LLC

BY: _____
Richard Dale Williams
ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD DALE WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the CHIEF MANAGER of The Williams Group, LLC, the within named bargainor, a limited liability company, and that he as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2015.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212