WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/15 14:56 3 pgs
Fees:18.00 Taxes:2423.50
20150630-0063248

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wright Fire & Forensics, LLC, a limited liability company		03415003200
(NAME)	(NAME)	
	401 S. Mt Juliet - 235-313	
(ADDRESS)	(ADDRESS)	
	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southland Capital Realty Group, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wright Fire & Forensics, LLC, a limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land being known as Lot 1 of the Final Plat, First Revision of Resubdivision of Lots 2 & 3, Section Two, Rivergate Industrial Park (Plat Book 9700, Page 637), being located in the City of Madison, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" rebar found at the southeast corner of the Resubdivision of Lots 2 & 3, Section Two, Rivergate Industrial Park (Plat Book 9700, Page 637) and the northeast corner of Lot 1 of Rivergate Industrial Park, Section Two (Plat Book 6900, Page 239); thence, along the north line of Lot 1 of Rivergate Industrial Park, Section Two, South 72°04'44" West, a distance of 193.15' to a 1/2" rebar found in the east right of way line of Myatt Drive (80' right of way); thence, along said right of way line, a curve to the right with the following attributes: a delta angle of 2°04'24", a radius of 5689.58', an arc length of 205.89', a chord bearing of North 16°56'00" West and a chord length of 205.88' to a 1/2' rebar found; thence, departing said right of way line, a curve to the right with the following attributes: a delta angle of 90°37'10", a radius of 30.00', an arc length of 47.45', a chord bearing of North 29°35'44" East and a chord length of 42.66' to a 1/2" rebar found in the south right of way line of Myatt Drive (60' right of way); thence, along said right of way, North 74°59'49" East, a distance of 169.57' to a 1/2" rebar found in the west line of Lot 4 of Rivergate Industrial Park, Section Two; thence, along said west line, South 15°04'54" East, a distance of 226.30' to the point of beginning. Containing 1.04 acres, more or less.

Being the same property conveyed to Southland Capital Realty Group, LLC, an Alabama limited liability company by Warranty Deed dated 11/14/2007 from Southland Capital, L.P., an Alabama limited partnership of record in Instrument 200712070141892, Register's Office for Davidson County, Tennessee.

File No.: 01288-26504
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 533 Myatt Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 29 day of June, 2015.

Southland Capital Realty Group, LLC, an Alabama limited liability company

By: _____
T. Todd Martin, III, Member

State of ~~Tennessee~~ Alabama
County of ~~Wilson~~ Mobile

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared T. Todd Martin, III* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said T.Todd Martin, III, as such Member.

Witness my hand and official seal at office at Mobile, Alabama ~~Tennessee~~, this 29th day of June, 2015.

Lee B. Martin

Notary Public
My Commission Expires:

LEE B. MARTIN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
September 16, 2017
STATE OF ALABAMA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY