WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072821 DEEDWARR
Recvd: 08/27/15 10:50 2 pgs
Fees:13.00 Taxes:3237.50
20150827-0086830

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS ~~$875,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Volunteer Property Group, LLC.	Volunteer Property Group, LLC.	06416004500
(NAME)	(NAME)	
2102 Windsor Place	2102 Windsor Place	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount 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, **Car-Den, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Volunteer Property Group, LLC., a Tennessee 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Resubdivision Of Lots 20, 21 and 22, Phase I, Andrew Jackson Business Park, as shown on plat appearing of record in Plat Book 11190, Page 135, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Car-Den LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 09/09/2008 from Dennis L. Smith and Carla S. Smith of record in Instrument 200809120093264, Register's Office for Davidson County, Tennessee. Deed of Correction in Instrument 200811250115549, said Register's Office.

This conveyance is subject to all matters as set forth per Plat Book 11190, Page 135; Stormwater Detention Agreement of record in Book 7409, Page 799; All matters set out in document including but not limited to an Easement of record in Book 8874, Page 335, Register's Office for Davidson County, Tennessee and Rights of others under any unrecorded leases.

Current leases are to be transferred to new owners.

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 220 Jackson Meadows Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Successors

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 * 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 * 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 24th day of August, 2015.

CAR-DEN, LLC

Dennis L. Smith
Member

State of New York
County of Niagara

Personally appeared before me, a notary public in and for the state and county aforementioned, Dennis L. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Car-Den, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 24th day of August, 2015.

Notary Public
My Commission Expires: March 05, 2016

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

NANCY M GARVEY
Notary Public - State of New York
No. 01GA6257078
Qualified in Niagara County
My Commission Expires Mar. 05, 2016