BILL GARRETT, Davidson County
Trans:T20150074951 DEEDWARRSP
Recvd: 09/02/15 13:44 3 pgs
Fees:18.00 Taxes:1618.75
20150902-0089455

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC (TIB)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
Tynelea Partners, G.P.	Owners	106-12-0-009.00
881 Tyne Blvd.		
Nashville, Tennessee 37220		

****

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $437,500.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2015.

Notary Public

My Commission Expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, D & R Holding Company, LLC, an Indiana limited liability company ("Grantor") by these presents does hereby transfer and convey to Tynelea Partners, G.P., a Tennessee general partnership ("Grantee"), and its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 23 and the southerly one-half of Lot No. 22 on the plan of Murfreesboro Road Industrial Subdivision, Section II, of record in Book 3500, page 145 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the westerly margin of Wilhagan Road 880.7 feet northerly from the north margin of Murfreesboro Road; thence 73°59' West, passing a concrete monument at 345 feet, a total distance of 355.0 feet to a point in the center of a branch; thence with the centerline of said branch, North 33° 44' 30" East, 157.42 feet to a point; thence South 73° 59' East, bisecting Lot No. 22, 307.12 feet to a point in the westerly margin of Wilhagen Road; thence with said road, South 16° 01' West, 150.0 feet to the point of beginning, containing 1.1 acres, more or less.

Being the same property conveyed to D & R Holding Company, LLC, a Indiana limited liability company, by deed from Essex Technology Group of record as Instrument No. 20030724-0103522, dated July 8, 2003, said Register's Office.

This conveyance is subject to all zoning ordinances, health regulations, and all matters shown on the Plat of record in Plat Book 3500, page 145, amended in Plat Book 3889, page 973 and Plat Book 3889, page 976 Register's Office, Davidson County, Tennessee, the real property taxes for 2015 the payment of which have been prorated between the parties and assumed by the Grantee, and Restrictive Covenants contained in instrument of record Book 3404, page 544 and Book 3886, page 326, said Register's Office.

This is improved property known as 321 Wilhagan Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee and its heirs, successors and assigns forever.

AND Grantor does hereby covenant with the Grantee that Grantors are lawfully seized and possessed of the said land in fee simple; has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to said real property to the Grantee and its successors and assigns against the lawful claims of all persons claiming by or through the Grantor.

IN WITNESS WHEREOF, this document has been executed on this the 28th day of August, 2015.

GRANTOR:

D & R HOLDING COMPANY, LLC
an Indiana limited liability company

By: Donald Gonterman, Member
Donald Gonterman, Member

STATE OF INDIANA
COUNTY OF VANDERBURGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Gonterman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be a member of D & R Holding Company, LLC, the within named bargainor, an Indiana limited liability company, and that as said authorized member he executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

Witness my hand and official seal this 28th day of August, 2015.

Pam L Murray
Notary Public

My Commission Expires: 4-8-17

PAM L. MURRAY
Resident of Posey County, IN
Commission Expires: April 8, 2017