THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

27425-1
Box #14

BILL GARRETT, Davidson County
Trans: T20150075299 DEEDWARR
Recvd: 09/03/15 10:53 4 pgs
Fees: 23.00 Taxes: 2904.50

20150903-0089912

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCELS NOS. |
|---|---|---|
| Designers Warehouse Services, LLC<br>2000 Blair Boulevard<br>Nashville, TN 37212-5008 | New Owner | 118-16-0-045-00 |

## 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, **Romain Edward McDaniel, Jr., Joann G. McDaniel and Suzanne Gregory McDaniel, Co-Trustees Of The McDaniel Trust UAD December 4, 1978** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Designers Warehouse Services, 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:

LAND in Davidson County, Tennessee, being Lot No. 102, on the Plan of Sidco Subdivision, Section III, of record in Book 2663, Page 41, Register's Office for said County.

SAID Lot No. 102, fronts 106 feet on the easterly side of Foster Creighton Drive and runs back between parallel lines 180 feet to a dead line in the rear measuring 106 feet thereon.

BEING all of the same property conveyed to R.E. McDaniel, Jr. and Joanne G. McDaniel, Trustees under Inter Vivos Trust dated January 7, 1979 by Warranty Deed dated January 7, 1979 from Margaret T. McDaniel of record in Book 6175, Page 527, Register's Office for Davidson County, Tennessee, and further conveyed to Suzanne Gregory McDaniel, Co-Trustee by appointment, as affirmed in Non-Judicial Settlement Agreement dated July 14, 2015, not of record.

The aforesaid Joanne G. McDaniel corrected to read "Joann G. McDaniel" and the aforesaid Trust date of January 7, 1979 corrected to read "December 4, 1978", said corrections affirmed in that certain Instrument of Correction, of record in Instrument No. 20150903-0089911, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs 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 Grantors have executed this instrument this 31st day of August, 2015.

Romain Edward McDaniel, Jr. by Suzanne Gregory McDaniel, Co-Trustee

Romain Edward McDaniel, Jr., Co-Trustee Of The McDaniel Trust UAD December 4, 1978 by Suzanne Gregory McDaniel as Authorized Agent

Joann G. McDaniel by Suzanne Gregory McDaniel, Co-Trustee

Joann G. McDaniel, Co-Trustee Of The McDaniel Trust UAD December 4, 1978 by Suzanne Gregory McDaniel as Authorized Agent

Suzanne Gregory McDaniel Co-Trustee

Suzanne Gregory McDaniel, Co-Trustee Of The McDaniel Trust UAD December 4, 1978

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

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suzanne Gregory McDaniel as Authorized Agent for Romain Edward McDaniel, Jr., Co-Trustee Of The McDaniel Trust UAD December 4, 1978, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31st day of August, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

**(Notary acknowledgements continued on next page)**

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

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suzanne Gregory McDaniel as Authorized Agent for Joann G. McDaniel, Co-Trustee Of The McDaniel Trust UAD December 4, 1978, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31st day of August, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

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

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suzanne Gregory McDaniel, Co-Trustee Of The McDaniel Trust UAD December 4, 1978, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31st day of August, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 $785,000.00.

Affiant

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

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

Notary Public
My Commission Expires:

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

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 118-16-0-045-00.

2. Matters shown on the Plan of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee.

3. Easement for use of all sewerage facilities and equipment in, on and over the premises as set out in a deed from C.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2707, Page 619, which easement and right-of-way were subsequently conveyed to the City of Nashville Public Works Department, of record in Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

4. The ownership of and rights of Suburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right-of-way as set forth in the deeds of record in Book 2499, Pages 79 and 86, and in Book 2293, Page 573, said Register's Office.

5. Easement for water main to the City of Nashville of record in Book 2703, Page 402, and Book 2244, Page 611, said Register's Office.