WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092691 DEEDWARR
Recvd: 10/30/15 13:54 2 pgs
Fees:13.00 Taxes:1202.50
20151030-0110712

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: May 8, 2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ROBERT J. HONEYCUTT COUNTY OF DAVIDSON My Comm. Exp. 5/8/2017

Return to: File #10032

THIS INSTRUMENT WAS PREPARED BY Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D&E Holdings LLC	New Owner	14800014100
(NAME)	(NAME)	
800 S. Gay Street Ste 2021		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37929		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Leon Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **D&E Holdings LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Subdivision of Part of the Charlton property, not of record, described partly according to a survey made by Z. J. Wilkinson, Surveyor, April 8, 1936, as follows:

Beginning in the center of Antioch Pike, formerly Mill Creek Valley Pike, at the northwest corner of the property conveyed to Nellie Charlton Nicholson, by deed from D. G. W. Charlton, as of record in Book 999, Page 221, Register's Office; being the corner of Lots Nos. 1 and 2 on said unrecorded plan; thence with said Nicholson northwesterly line and with the line between said Lots Nos. 1 and 2 southwesterly 326.2 feet to a stake and post, and continuing with said line, southwesterly 83 feet in all 409.2 feet to an iron pin; thence N. 32 degrees 10 minutes W., 85 feet to an iron pin; thence northeastwardly 72.2 feet to the southeast corner of the property conveyed to Walter G. Brittain by deed from Martha Tyler Charlton Baker, et al of record in Book 3955, Page 911, and by deed of correction of record in Book 4123, page 332, said Register's Office; thence with said Brittain's southeasterly line, northeastwardly 326.4 feet to the center of Antioch Pike; thence with the center of same southeastwardly 90.5 feet to the beginning.

Being the same property conveyed to Michael Leon Martin, by deed of record in Instrument No. 20050628-0074330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2121 Antioch Pike, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 22nd day of October, 2015.

Michael Leon Martin

State of Tennessee
County of Davidson

Personally appeared before me Michael Leon Martin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of October, 2015.

Notary Public
My Commission Expires:

File No.: 10032

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 8, 2017