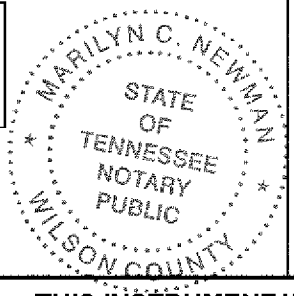
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/15 15:25 3 pgs
Fees:18.00 Taxes:370.00
20151112-0115204



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(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
D. Price Investments Inc.	D. Price Investments Inc.	
(NAME)	(NAME)	
57 Harbor Cove Dr.	57 Harbor Cove Dr.	06413001600
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **Building Maintenance & Consulting Services, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **D. Price Investments Inc.**, 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 7 of Block 3 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, Page 117, Register's Office of said County.

Said Lot No. 7 fronts 50 feet on the easterly side of Haley Road and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Building Maintenance & Consulting Services, Inc., a Tennessee Corporation by Deed from Charles E. Robinson, dated 5/17/2005, recorded 5/19/2005 of record in Instrument No. 20050519-0056660, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee.

Easement contained in Right-of-Way Deed for Highway Purposes of record in Book 5554, Page 519, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page 134, in the Register's Office for Davidson County, Tennessee.

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

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 4324 Old Hickory Boulevard, Old Hickory, TN 37138
(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 10th day of November, 2015.

BUILDING MAINTENANCE & CONSULTING SERVICES, INC.

Tom Barnes, Vice President
Tom Barnes
Vice President

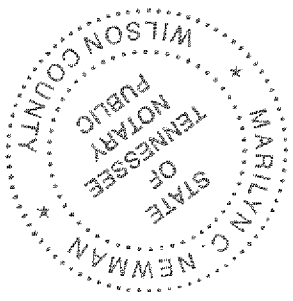
Charles Robinson Vice President
Charles Robinson
Vice President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tom Barnes and Charles Robinson with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Vice Presidents of Building Maintenance & Consulting Services, Inc. the within named bargainer, a corporation, and that, Tom Barnes and Charles Robinson as such Vice Presidents, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Tom Barnes and Charles Robinson as such Vice Presidents.

Witness my hand and Official seal this 10th day of November, 2015.

Notary Public
My Commission Expires: 8-14-17



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

True Copy Certification

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

Kimie Perry

Signature

State of Tennessee

County of Wilson

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

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY