Davidson County DEEDWARR
Recvd: 12/23/15 11:24 4 pgs
Fees:23.00 Taxes:4995.00
20151223-0129184

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

24004-1B
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dewars LLC 2912 Sidco Drive Nashville, Tennessee 37204	New Owner	11812005600

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, **THE WOODARD COMPANY**, a Tennessee general partnership, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **DEWARS 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 the Sixth Civil District of Davidson County, Tennessee, being Lot No. 77, on the plan of Sidco, Section II, of record in Book 2331, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being all the same property conveyed to The Woodard Company, a Tennessee general partnership by Limited Warranty Deed dated May 11, 2012, from Nashville Bank and Trust, Trustee Under the Will of Thomas E. Matthews Trust, of record as Instrument Number 20120515-0041750, Register's Office for Davidson County, Tennessee.

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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 22nd day of December, 2015.

THE WOODARD COMPANY,
a Tennessee general partnership

By: _____
Name: James M. Woodard
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James M. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of The Woodard Company, a Tennessee general partnership, and who further acknowledged that he, as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Partner for the said general partnership

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December 2015.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: J-6-F, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

_____
Affiant

Subscribed and sworn to before me this 22nd day of December 2015.

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2017

_____
Notary Public
My Commission Expires: _____

EXHIBIT A
Permitted Encumbrances

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Map/Parcel #118-12-056.

3. Matters shown on the Plan of record in Book 2331, Page 93, Register's Office for Davidson County, Tennessee.

4. Rights reserved in the Quitclaim Deed of record in Book 2152, Page 347, said Register's Office.

5. Easements for the use of all sewage facilities and equipment as set out in the Deed of record in Book 2486, Page 314, and further conveyed to the City of Nashville, of record in Book 3434, Page 174, said Register's Office.

6. Railroad easements for right of way purposes, of record in Book 2293, Page 573, Book 2499, Page 79, and Book 2499, Page 86, said Register's Office.

7. Temporary Construction Easement of record in Book 4124, Page 312, said Register's Office.

8. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey

I, Houston Howell, 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.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17