BILL GARRETT, Davidson County
Trans:T20160011127 DEEDWARR
Recvd: 02/10/16 08:28 2 pgs
Fees:13.00 Taxes:1480.00
20160210-0012628

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

V. R. Patel
Affiant

Subscribed and sworn to before me, this 5th day of February, 2016.

Edie Sutherland
Notary Public:

My Commission Expires: 10/24/17

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Madi Krupa, Inc. 1230 South Dickerson Rd Goodlettsville, TN 37072	New Owner	033-00-0-146.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew R. Dyer, and wife, Donna W. Dyer**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Madi Krupa, Inc.**, a Tennessee corporation, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Beginning at a point in the southeast corner of the intersection of Campbell Road and Dickerson Pike in Davidson County, Tennessee, and running thence in a southerly direction 340 feet along the eastern margin of said Dickerson Pike to a fence line; thence in an easterly direction 165 feet to a hackberry tree; thence in a northerly direction 216 feet to the southerly margin of Campbell Road; thence 260 feet in a westerly direction to the point of beginning.

Also known as Lot 1 of the William Reed Dyer Property as shown on Plat of record in Plat Book 4470, Page 104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew R. Dyer and wife, Donna W. Dyer by Warranty Deed from Frances Evelyn Dyer, a/k/a Evelyn Dyer, a widow, dated 5/10/04 and recorded 5//21/04 in Instrument No. 20040521-0060144, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2016; a lien not yet due and payable. Said taxes have been prorated between the parties, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 4470, Page 104, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, easements, prescriptive rights, and rights-of-way for public utilities, whether of record or not, pertaining to any portion(s) of the herein described property.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1230 South Dickerson Rd, Goodlettsville, TN 37072 a/k/a 1230 Dickerson Pike, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 5th day of February, 2016.

Andrew R. Dyer

Donna W. Dyer

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Andrew R. Dyer and Donna W. Dyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of February, 2016.

Commission Expires: 10/24/2017

Notary Public: Edie Sutherland