BILL GARRETT, Davidson County
Trans:T20160024325 DEEDWARR
Recvd: 03/28/16 09:11 2 pgs
Fees:13.00 Taxes:3770.30
20160328-0028337

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

(1)

ADDRESS NEW OWNER:
D & S Investment Group, a Tennessee General Partnership
7131 Centennial Blvd.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of Nashville div Synovus Bank
1033 Demonbruen Street, Suite 200
Nashville, TN 37203-4458

MAP **79-6.00**
GROUP
PARCEL

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **James R. Thomason, Jr.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **D & S Investment Group, a Tennessee General Partnership**, hereinafter called the GRANTEE, its successors and 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 No. 1 on the Plan of Rich Printing Company, as shown by plat and survey of record in Plat Book 6900, page 221, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Thomason, Jr. by deed from Ralph M. Killebrew of record in Book 7174, page 758, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **7131 Centennial Blvd., Nashville, Tennessee 37209.**

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 does covenants with the said GRANTEE that he is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 hand this the **24th** day of **March, 2016.**

James R. Thomason, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Thomason, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of March, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,019,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of March, 2016.

NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017