WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160031004 DEEDWARR
Recvd: 04/15/16 14:53 2 pgs
Fees: 13.00 Taxes: 2775.00
20160415-0036619

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Volunteer Taxi, Inc.	Same as New Owner	Map 106
(NAME)	(NAME)	
2201 Murfreesboro Road, Ste D202		Parcel 131.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **American Automotive Group Corporation, a Tennessee Corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Volunteer Taxi, Inc., a Tennessee Corporation,** hereinafter called the GRANTEE, their it 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. 10, The Plus Park, Section Ten, of record in Book 4595, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to American Automotive Group Corporation. by Warranty Deed from Gods Will Property Management, Inc., a Tennessee Corporation, filed for record as Instrument No. 20160415-0036616, Register's Office Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 4595, page 76, said Register's Office; (c) Slope Easement contained in instrument of record in Book 4589, page 75, aforesaid records.

The property is taken subject to the lien of the first priority deed of trust in favor of Richland South, LLC in the amount of $350,000.00 and the lien of the second priority deed of trust in favor of God's Will Property Management, Inc. in the amount of $100,000.00.

unimproved ☐

This is improved ☑ property, known as 325 Plus Park Blvd., Nashville, TN 37217
(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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hands this 12th day of April, 2016.

American Automotive Group Corporation

By: _____
David Stremic, Treasurer

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **David Stremic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Treasurer of American Automotive Group Corporation** , the within named bargainor, a corporation, and that as such Treasurer (officer) being authorized so to do, executed the Treasurer.

WITNESS my hand and seal this 12th day of April, 2016.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36602

