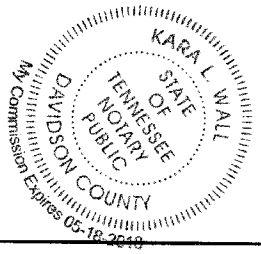
Davidson County	DEEDWARR
Recvd: 04/20/16 10:53	3 pgs
Fees:18.00 Taxes:1369.00	
20160420-0038247	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RMM Industries, LLC	RMM Industries, LLC	121-OO-O-050.01
(NAME)	(NAME)	
1407Kenan Street, N. W.	1407 Kenan St NW	
(ADDRESS)	(ADDRESS)	
Wilson, TN 27893	Wilson NC 27896	
(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, we, **Beatrice Pellerin Walker and husband, Mark Curtis Walker**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **RMM Industries, LLC**, 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:

TRACT I:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, according to a map prepared by E.L. Miller, Jr., and Co., dated February 28, 1964, more particularly described as follows: Beginning at a point in the westerly margin of Pleasant Hill Road; thence S 87 deg. 30' W, a distance of 528.0 feet to an iron pin; thence N 11 deg. 00' E a distance of 330 feet to an iron pin; thence N 87 deg. 30' E, 528.00 feet to an iron pin in the westerly margin of Pleasant Hill Road; thence in a southerly direction along the westerly margin of Pleasant Hill Road 254.0 feet to an iron pin in the westerly margin of Pleasant Hill Road; thence along the westerly margin of Pleasant Hill Road, S 5 deg. 30' W, 78.0 feet to the point of beginning. Said tract of land contains 4 acres, more or less.

TRACT II:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Division of Waggoner Heirs Property, of record in Minute Book I, Page 303, said Register's Office, described as follows:

Beginning at a point in the northeasterly corner of the property conveyed to Jerry L. Jarangin by deed from Vantrease of record in Book 4259, Page 577, said Register's Office; thence S 1 deg. W, 495 feet to a point; thence S 87 deg. 30' W, 264 feet to a point; thence N 11 deg. E, 495 feet to a corner post; thence N 87 deg. 30' E, 264 feet to the point of beginning, containing 3.17 acres, more or less.

Being the same property conveyed to Beatrice Pellerin Walker and husband, Mark Curtis Walker by Warranty Deed from Hilda M. Hibbett, unmarried dated April 3, 2014 and recorded April 9, 2014 of record in Instrument

Number 20140409-0029529, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2016 and subsequent years, a lien not yet due and payable.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

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 1431 Pleasant Hill Road, Nashville, TN 37214
(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 our hands this 9th day of April, 2016.

Beatrice Pellerin Walker
Beatrice Pellerin Walker

Mark Curtis Walker
Mark Curtis Walker

State of Georgia
County of Fulton

Personally appeared before me Beatrice Pellerin Walker and Mark Curtis Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2016.

Notary Public
My Commission Expires: May 21, 2018

DANIEL HAWKINS NOTARY PUBLIC FULTON COUNTY, GA EXP. May 21, 2018

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).