RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: KY165033

BILL GARRETT, Davidson County
Trans:T20160051551 DEEDWARR
Recvd: 06/17/16 11:40 3 pgs
Fees:18.00 Taxes:1535.50
20160617-0061666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

NOTARY PUBLIC

My commission expires: 3/16/18

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DSS Distributing Inc., A Kentucky Corporation P.O. Box 14 Beaver Dam, KY 42320	Same address as new owner	067 00 0 142.00 067 00 0 132.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand Fifteen and 00/100 Dollars ($415,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID L. MCDONALD AND KATHY A. MCDONALD**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DSS DISTRIBUTING INC., A KENTUCKY CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee, being generally located on the north side of Hydes Ferry Road one mile west of Old Hickory Boulevard, and being more particularly described as follows:

BEGINNING at an existing iron pin at the northwest corner of Clarence L. Hudgens, et ux of record in Book 2044, Page 385, Register's Office for Davidson County, Tennessee; thence leaving said Hudgens property and severing the lands of Mildred L. McDonald of record in Book 3762, Page 498, said Register's Office, North 07 degrees 00 minutes 00 seconds West 416.11 feet to an iron pin set; thence North 58 degrees 13 minutes 52 seconds East 748.05 feet to an iron pin set; thence South 20 degrees 16 minutes 00 seconds East 175.00 feet to an iron pin set; thence South 58 degrees 13 minutes 52 seconds West 420.59 feet to an iron pin set; thence South 18 degrees 35 minutes 00 seconds East 247.11 feet to an iron pin set; thence South 63 degrees 00 minutes 00 seconds West 210.00 feet to an iron pin set at the northeast corner of the aforementioned Hudgens property; thence with the northerly boundary of Hudgens, South 63 degrees 00 minutes 00 seconds West 201.96 feet to the point of beginning, containing 220,771 square feet or 5.07 acres, more or less, according to a survey by Gregory E. Daniels,

Registered Land Surveyor, Tennessee No. 1489, Daniels & Associates, 2805 Foster Avenue, Suite 203, Nashville, Tennessee 37210, dated February 10, 1997.

The above description, acreage, and boundaries **INCLUDES** a 1 acre tract of land heretofore conveyed to Grantees by deed from Grantor of record in Book 8679, Page 857, Register's Office for Davidson County, Tennessee.

This conveyance is **SUBJECT** to an ingress, egress and utility easement described as follows:

BEGINNING at an existing iron pin at the northeast corner of David McDonald, et ux, of record in Book 5933, Page 306, Register's Office for Davidson County, Tennessee; thence leaving said David McDonald property and severing the lands of Mildred L. McDonald of record in Book 3762, Page 498, said Register's Office, North 18 degrees 35 minutes 00 seconds West 423.24 feet to a point; thence North 58 degrees 13 minutes 52 seconds East 51.35 feet to a point; thence South 18 degrees 35 minutes 00 seconds East 639.84 feet to a point on the northerly margin of Hydes Ferry Road; thence with said northerly margin, South 63 degrees 00 minutes 00 seconds West 50.54 feet to a point; thence leaving said north margin of Hydes Ferry Road and severing the property of David McDonald, et ux of record in Book 5933, Page 306, said Register's Office, North 18 degrees 35 minutes 00 seconds East 212.29 feet to the point of beginning.

The above described easement is **SUBJECT** to the widening of Hydes Ferry Road by the State of Tennessee.

Being the same property conveyed to David L. McDonald, and his wife, Kathy A. McDonald, by Quitclaim Deed from Mildred L. McDonald, a widow and James W. Stinnett, Jr., Trustee, dated 4/1/1997, recorded 5/1/1997, of record in Book 10436, page 934, in the Register's Office for Davidson County, Tennessee.

This tract is further described as a:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dates 04/19/16 Project Number 97-007 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:
Beginning at an iron pin set at the northeasterly corner of Mattie Hudgens of record in Instrument Number 20111227-0101107 R.O.D.C. TN, and proceeding,

With the northerly boundary of Mattie Hudgens S 67deg04'56"W 101.20 feet to an iron pin set; thence,
With a new line N 16deg46'27" W 393.34 feet to an iron pin set; thence,
N 62deg22'04" E 748.44 feet to an iron pin set; thence,
S 15deg58'50"E 175.23 feet to an iron set; thence
S 62deg 56'43" W 213. 52 feet to an iron pin set; thence,
S 12 deg07'49" E 111.02 feet to an iron pin set; thence,
S 66deg52'13" W 198.91 feet to an iron pin set; thence,
S 14deg25'53" E 155.35 feet to an iron pin set; thence,
S 67 deg08'10" W 210.07 feet to the point of beginning
Containing 220,779 square feet or 5.07 acres more of less.

Together with a non exclusive easement for ingress, egress and utilities to the aforesaid property from Ashland City Highway (State Hwy 12) as shown on the aforesaid survery.

Being the same property conveyed to James W. Stinnett, Jr. Trustee by Quitclaim Deed from Mildred L. McDonald, a widow, of record in Book 10438, Page 934, Register's Office for Davidson County, Tennessee, dates April 01, 1997 and recorded on May 01, 1997 and within the same deed the said James W. Stinnett, Jr., Trustee conveyed his interest in the subject property to David L. McDonald and wife, Kathy A. McDonald.

The address of the herein described property is believed to be 5298 Ashland City Highway, Nashville, TN 37218, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of April, 2016.

DAVID L. MCDONALD

KATHY A. MCDONALD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David L. McDonald and Kathy A. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of April, 2016.

Notary Public

Steven T. Morris
Printed Notary Name

My commission expires: 7-3-17

After Recording Return To:
Limstone Title & Escrow, LLC
10503 Timberwood Circle
Suite 110
Louisville, KY 40223
502-632-2277

This instrument prepared by:
Lee Harris Donahue
Lee Harris Donahue, Attorney
Limestone Title & Escrow, LLC
10503 Timberwood Circle, Suite 110
Louisville, Kentucky 40223
Phone: 502-632-2277

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017