WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 9-12-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elberta Express, Inc.	Elberta Express, Inc.	133-06-0-155.01
(NAME)	(NAME)	
126 Rosa L. Parks Blvd	126 Rosa L. Parks Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **George F. Graham and Betty J. Graham,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elberta Express, Inc.,** a Tennessee corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 3708 Nolensville Road, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 our hands this 17th day of June, 2016.

George F. Graham

Betty J. Graham

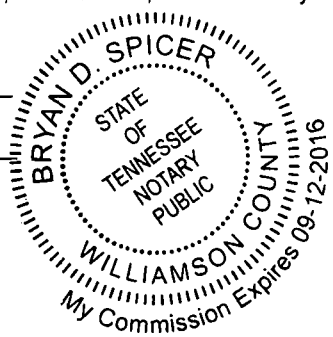
BILL GARRETT, Davidson County
Trans:T20160052628 DEEDWARR
Recvd: 06/21/16 11:12 3 pgs
Fees:18.00 Taxes:1336.07

20160621-0062971

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared George F. Graham and Betty J. Graham, 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 official seal at Franklin, Tennessee, this 17th day of June, 2016.



Notary Public
My Commission Expires: _____

File No.: 22875

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 6th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made January 5, 1962 by James L. Murphy, Jr., Co., as follows:

Beginning at an iron pin set in the northeasterly margin of Nolensville Road which said point is located 226.75 feet southeasterly from the southeasterly corner of the intersection of Nolensville Road and Wheeler Avenue; thence South 87° 43' East 142.60 feet to an iron pin; thence South 26° 33' East 54.19 feet to an iron pin; thence North 87° 43' West 150.0 feet to an iron pin set in the northeasterly margin of Nolensville Road; thence with said margin of said Road, North 26° 33' West 54.85 feet to the point of beginning.

Grantors also conveyed unto the said grantee such intrest as they may have in and to an easement for ingress and egress over and upon a strip of land 10.99 feet in width at the front line thereof on Nolensville Road and at the terminus thereof which is coextensive with the rear line of the above described property, said strip having an actual width of 10 feet and lying adjacent to and immediately south of the southerly line of the property hereinabove described and further reserve to their own use an easement for ingress and egress over and upon the southerly 10 feet to the land hereinabove described. Said grant of easement and reservation of easement constitute an easement twenty feet in width reserve for the joint use of the owners of the land herein conveyed and the owners of the land lying south of the land herein conveyed for ingress and egress.

Being a portion of the property conveyed to George Franklin Graham and Paul D. Graham, by Installment Deed from Robert A. Whitson and wife, Aileen Johnson Whitson, dated August 29, 1975, of record in Book 4950, page 557, corrected in Instrument No. 20040803-0092621, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to George F. Graham and wife, Betty J. Graham, by Quitclaim Deed from George F. Graham and Paul D. Graham, individually and d/b/a Nashville Printing & Office Supply Company, a partnership, and Phillip W. Duer, Trustee, dated January 22, 1982, of record in Book 5845, page 601, Register's Office for Davidson County, Tennessee.