BILL GARRETT, Davidson County
Trans:T20160059317 DEEDWARR
Recvd: 07/12/16 09:56 2 pgs
Fees:13.00 Taxes:2405.00
20160712-0071155

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
16-0312CV

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

JONATHAN R. VINSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2016

Notary Public COMMISSION EXPIRATION 05/16/17
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Champion Car Wash, LLC 1432 Robinson Road Old Hickory, TN 37138	New Owner	053-00-0-031.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert L. Taylor, Jr. and Scotty L. Keene and Morris W. Tyree, II

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Champion Car Wash, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat of Rivefrontt Shopping Center, Section 5, of record in Book 8250, Page 722, said Register's Office.

BEING the same property vested in Robert L. Taylor, Jr. and Scotty L. Keene, a one-half (1/2) undivided interest each as tenants in common, by special warranty deed from Greenbank, dated 6/30/09 and recorded 7/2/09, of record in Instrument No. 20090702-0061854, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Morris W. Tyree, II as to an undivided one third (1/3) interest, by Quitclaim Deed from Robert L. Taylor, Jr. and Scotty L. Keene, dated 1/23/2015 and recorded 2/2/2015 in Instrument No. 20150202-0009746, Register's Office for Davidson County, Tennessee.

NOTE: The current vesting deed incorrectly identifies the subdivision name as "Rivermont Shopping Center." The correct identification of the subdivision should be "Riverfront Shopping Center" as reflected on the Deed of trust of record in Book 11627, Page 521, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1432 Robinson Road, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of July, 2016.

Robert L. Taylor, Jr.

Scotty L. Keene

Morris W. Tyree, II

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert L. Taylor, Jr. and Scotty L. Keene and Morris W. Tyree, II** 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 official seal at Pleasant View, Tennessee this 11th day of July, 2016.

JONATHAN R. VINSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Notary Public
My Commission Expires: COMMISSION EXPIRATION 05/16/17

(Notary Seal)