BILL GARRETT, Davidson County
Trans:T20160068516 DEEDWARR
Recvd: 08/08/16 14:51 2 pgs
Fees:13.00 Taxes:1561.40
20160808-0082373

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: RD Plastics Co., Inc. ("GRANTOR")

TO: Universal Robotics, Inc. ("GRANTEE")

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL/ACCT NO.
Universal Robotics, Inc. Attn: David A. Peters P.O. Box 171062 Nashville, TN 37217	RD Plastics Co., Inc. 4825 Trousdale Drive Suite 203 Nashville, TN 37220	13500033400

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Four Hundred Twenty Two Thousand and No/100's Dollars ($422,000.00) in the form of shares of Series B preferred stock in Grantee and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, RD Plastics Co., Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto Universal Robotics, Inc., Tennessee corporation, its successors and assigns, all of its right, title, and interest in and to a certain tract or parcel of land in the Second Civil District of Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Subdivision of The Gibbs & Von Hopffgarten Property, as shown on Plat of record as Instrument No. 20060215-0018305, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to RD Plastics Co., Inc. from Universal Robotics, Inc. by Warranty Deed dated May 26, 2011, of record as Instrument Number 20110526-0040499in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2518 Smith Springs Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RD Plastics Co., Inc., its successors, and assigns, forever.

And it does covenant with the said Universal Robotics, Inc. that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2016 Davidson County Real Property Taxes, a lien not currently due.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Universal Robotics, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of July, 2016.

RD PLASTICS CO., INC.

By: _____
Rachael Schneider, CEO

Attest:

By: _____
Doug Huseman, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Rachael Schneider, with whom I am personally acquainted, and who acknowledged that she is an authorized representative of RD Plastics Co., Inc., and is authorized to execute this instrument on behalf of the company and that as such she executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2016.

_____
Notary Public

My commission expires: 3·20·19

Leslie Walsh State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Doug Huseman, with whom I am personally acquainted, and who acknowledged that he is an authorized representative of RD Plastics Co., Inc., and is authorized to execute this instrument on behalf of the company and that as such he executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2016.

_____
Notary Public

My commission expires: 3·20·19

Leslie Walsh State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 422,000.00

_____
AFFIANT

Witness my hand, at office, this 26th day of July, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 3·20·19

Leslie Walsh State of Tennessee Notary Public Davidson County