WARRANTY DEED

J-EP-16-459B-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Equity Trust Co., Custodian fbo Edward W. Meek IRA 50% undivided interest and Equity Trust Co., Custodian fbo Deetta Brewer IRA 50% undivided interest	**New Owner**	
(NAME)		**043-03-027.00**
459B Myatt Drive		
(ADDRESS)		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160082854 DEEDWARR
Recvd: 09/21/16 11:10 2 pgs
Fees:13.00 Taxes:166.50
20160921-0099407

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 consideration, the receipt of which is hereby acknowledged, **EAGLE POINT OUTDOOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY TRUST CO., CUSTODIAN FBO EDWARD W. MEEK IRA 50% UNDIVIDED INTEREST AND EQUITY TRUST CO., CUSTODIAN FBO DEETTA BREWER IRA 50% UNDIVIDED INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Resubdivision of the Revision of Lots 3, 4 and 5, Rivergate Industrial Park, Section 3, Resubdivision of Lot 5 of the Resubdivision of Myatt Business Center Lot 1 of record in Instrument Number 20070424-0048444, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eagle Point Outdoor, LLC, a Tennessee limited liability company by Quitclaim deed from Action Displays, Inc., an Alabama Corporation of record in Instrument No. 20151214-0125556 Register's Office for Davidson County, Tennessee, dated October 5, 2015 and recorded on December 14, 2015. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070424-0048444, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20041029-0129992, Register's Office of Davidson County, Tennessee.
- Subject to a PUDE and all matters shown on the Plan of record in Plat Book 6200, Page 667, Register's Office for Davidson County, Tennessee.
- Reciprocal Access Easement Agreement of record in Instrument Number 20120730-0066963, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Instrument Number 20121105-0101748, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040601-0063460, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Book 6991, Page 806, in the Register's Office for Davidson County, Tennessee.
- Reservations of Utility Easements and right of way for sewer line as set out in Deed of record in Book 6643, Page 993 and Book 6643, page 987, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2279, Page 1, in the Register's Office for Davidson County, Tennessee.
- Declaration for Detention Pond Maintenance for Myatt Business Center of record in Instrument No. 20040820-0100634, in the Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 7825, Page 553, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7542, Page 521, in the Register's Office for Davidson County,

Tennessee.
• Power line easement of record in Book 4870, Page 808, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 6050, Page 17, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 8250, Page 708, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **459B Myatt Drive , Madison, Tennessee 37115**.

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 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 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 my/our hand(s) this the 16th DAY OF SEPTEMBER, 2016.

Eagle Point Outdoor, LLC, a Tennessee limited liability company

BY: _____
Brian Richardson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Richardson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Eagle Point Outdoor, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of September, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212