BILL GARRETT, Davidson County
Trans:T20160085137 DEEDWARR
Recvd: 09/28/16 10:15 2 pgs
Fees:13.00 Taxes:10360.00
20160928-0102128

This instrument prepared by and return to:
David C. Porteous, Attorney
1000 Ridgeway Loop Drive, Suite 200
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE, made and entered into effective the 22nd day of September, 2016, by and between DUNLAP AND KYLE TIRE COMPANY, INC., a Tennessee corporation, also known as and being one and the same as DUNLAP & KYLE TIRE CO., INC., party of the first part, and DWC NASHVILLE, LLC, a Tennessee limited liability company, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land situated in the 11th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Plat of Dunlap & Kyle's Subdivision of Parcel 35 on Tax Map 44, of record at Instrument No. 200307300107654, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TOGETHER WITH a permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road over, upon and across certain land which adjoins the southeasterly boundary of the above described Lot No. 1, as shown on said Plat, subject to all of the terms and conditions of that certain Warranty Deed of record in Book 6274, Page 436 and Easement Agreement of record in Book 8421, Page 436 in said Register's Office.

Being a portion of the property conveyed to Dunlap & Kyle Tire Co., Inc. by deed from OMC Fishing Boat Group, Inc. of record under Instrument No. 200002080013090 in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns, in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Plat of record at Instrument No. 200307300107654, private roadway, sewer and septic tank, and drainage easements of record in Book 6274, Page 436, as modified by warranty deed at Book 6392, Page 453 and by septic/sewer agreement and easement at Book 8439, Page 213, water tank agreement at Book 6274, Page 453, easements at Book 5861, Page 693, Book 6200, Page 73, Book 8241, Page 436, and Instrument Nos. 20000208-0013090 and 20011010-0110522, all in said Register's Office, and Nashville and Davidson County taxes for the year 2016, a lien not yet due and payable, which party of the second part agrees to pay, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[Signature is on the following page]

WITNESS the signature of the party of the first part the day and year first above written.

DUNLAP AND KYLE TIRE COMPANY, INC., also known as and being the same as DUNLAP & KYLE TIRE CO., INC.

By: _____
Brent Nickle, Treasurer

STATE OF MISSISSIPPI
COUNTY OF PANOLA

Before me, Cheri L. Downs, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brent Nickle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Treasurer of Dunlap and Kyle Tire Company, Inc., a Tennessee corporation, the within named bargainor, and that he as such Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Treasurer.

WITNESS my hand and Notarial Seal at office this 20 day of September, 2016.

Cheri L. Downs
Notary Public

STATE OF MISSISSIPPI
CHERI L. DOWNS
NOTARY PUBLIC
ID No. 102761
Commission Expires
July 10, 2020
PANOLA COUNTY

My Commission Expires: July 10, 2020

****

Property Address: 931 Robinson Road
Parcel Identification No. 44-35

Name and address of property owner and
mail tax bills to:
DWC Nashville, LLC
PO Box 190
Powell, TN 37849

State Tax	$ 10,361.00
Register's Fee.....	$ 2.00
Recording Fee.....	$ 12.00
TOTAL	$10,375.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 22 day of September, 2016.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 02-29-2020

TERESA D AUSTEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 02-29-2020