WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160085241 DEEDWARR
Recvd: 09/28/16 12:32 2 pgs
Fees: 13.00 Taxes: 2590.00
20160928-0102243

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laminin Holdings - Tennessee, LLC	Same	026-12-0-051.00
(NAME)	(NAME)	
c/o Tim Perkins 2417 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Action Nissan Realty Partners, a Tennessee general partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laminin Holdings - Tennessee, 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:

A tract of land in the 6th District, Davidson County, Tennessee. Tract being Lot 17, on the Plan of Resubdivision of Parts of Sections I and II, Mansker Meadows, as recorded in Book 2854, Page 32, Register's Office, Davidson County, Tennessee (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Gallatin Pike, on the east and north by Action Nissan Realty as recorded in Instrument Number 200208010092601, RODC , also being Commercial Lot "A" of said Mansker Meadows, on the east by Danny Wade Cotten , as recorded in Instrument number 200710180123806, RODC, also being Lot 19 of said Mansker Meadows, on the south by Gray Property 6801, LLC, as recorded in Instrument Number 200906290060030, RODC, also being Lot 1, Second Revision of Lot 1 of Northside Market Place, as recorded in Instrument Number 20110030107284, RODC and on the south and west by Carmax Auto Superstore, as recorded in Instrument Number 200406180072708, RODC, also being Lot 1 Consolidation Plat Carmax Superstore, as recorded in Instrument Number 201301070009963. Tract being more particularly described as follows:

POINT OF BEGINNING being an iron rod old on said southern ROW, also being the northwestern corner of said Commercial Lot "A"; thence along the common line of said Lot "A" South 04°04'08" West 199.98 feet to an iron rod new; thence North 85°55'26" East 71.40 feet to an iron rod old with a cap; thence with the common line of said 19, South 03°24'49" East 175.32 feet to an iron rod old with a cap; thence with the common line of said Lot 1, Second Revision of Lot 1 of Northside Market Place North 58°52'49" West 85.06 feet to an iron rod old; thence with the common line of said 1 Consolidation Plat Carmax Superstore South 73°03'52" West 203.52 feet to an iron rod new; thence North 03°53'23" West 371.52 feet to an iron rod new on said southern ROW; thence along said ROW North 85°54'46" East 197.37 feet to the point of beginning.

Containing 79,689 Sq. Ft. or 1.82 acres more or less.

Being the same property conveyed to Action Nissan Realty Partners, a Tennessee general partnership by Quitclaim Deed of record in Instrument No. 20121113-0104015, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 0 Gallatin Pike, Madison, TN 37115
(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 my/our hands this 23rd day of September, 2016.

ACTION NISSAN REALTY PARTNERS

Ronald E. Romans
Partner

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Ronald E. Romans with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Action Nissan Realty Partners and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and seal this 23rd day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 20161434

