# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160085241 DEEDWARR
Recvd: 09/28/16 12:32 2 pgs
Fees:13.00 Taxes:3700.00
20160928-0102244

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 8, 2017

(AFFIX SEAL)

VICKIE R. EVANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2017

**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 | 026-12-0-009.00 |
| (NAME) | (NAME) | |
| 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 Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laminin Holdings-Tennessee, LLC, a Tennessee limited liability company,** 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, and is designated Commercial "A" on the plan of Mansker Meadows, a Resubdivision of Parts of Section I and Section II, as shown on plat of record in Plat Book 2854, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Action Nissan Realty Partners, a Partnership by Deed of record in Instrument No. 20020801-0062601, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2417 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 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: 6/18/19




File No.: 20161433