THIS INSTRUMENT PREPARED BY:
Yale Riley, Esquire
Fidelity National Title Insurance Company
6840 Carothers Parkway, Ste. 200
Franklin, TN 37067
File No: 1615130CTN

BILL GARRETT, Davidson County
Trans:T20160102661 DEEDWARR
Recvd: 11/21/16 10:24 3 pgs
Fees:18.00 Taxes:11655.00
20161121-0122450

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Iroquois Plaza, LLC, a Tennessee limited liability company	Same	11613010100
104 Kenner Avenue, Ste. 101		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten Dollar ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Richard D. Minton and Kathleen E. Minton, have this day bargained and sold, and do hereby transfer and convey unto the said Iroquois Plaza, LLC, a Tennessee limited liability company, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, TN as follows:

LAND in Davidson County, Tennessee, being Lot No. 7, 8, 9 & 10, on the Plan of H. B. Alexanders Subdivision of the Byron Martin Property, as shown on plat of record in Plat Book 1130, Page 46, in the 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 Richard D. Minton and wife, Kathleen E. Minton, by Warranty Deed of record in Book 9328, Page 441, in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration for this transfer is $ *3,150,000.00*

Affiant Nicole Champion

Subscribed and sworn to before me this 17 day of November, 2016

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

Notary Public Dina McGuire

My commission expires: 4-21-2020

This is (Check One) unimproved ☐ / improved ☒ property, known as:

5115 Harding Pike Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 16 day of November, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard D. Minton

Kathleen E. Minton

State of Tennessee
County of ~~D~~ Williamson

On this the 16th day of November, 2016, before me, the undersigned Notary Public, personally appeared Richard D. Minton and wife, Kathleen E. Minton, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that the executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I ~~hereunto set~~ my hand and official seal.

Notary Public
My commission expires 4-21-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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