BILL GARRETT, Davidson County
Trans:T20160104234 DEEDWARR
Recvd: 11/28/16 10:59 2 pgs
Fees:13.00 Taxes:1480.00
20161128-0124370

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 16-6812D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hunter Foods, Inc.	Same	69-4-87.01
(NAME)	(NAME)	
(STREET ADDRESS)	(STREET ADDRESS)	
2808 Smith Springs Rd Nashville TN. 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Hunter's Cee Bee, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Foods, Inc.**, 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 the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 11 on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County, and a tract of land immediately east of said part of Tract No. 11, described together partly according to a survey made by Ralph W.C. Lambert, December 1, 1962, as follows:

Beginning at a railroad spike on the easterly margin of State Highway No. 112 south 8 degrees 45' west 140 feet from the northwest corner of the property conveyed to Cordell W. Draper and wife, by deed from John C. Sewell, Jr. and wife, of record in Book 3247, page 451, said Register's Office; thence south 81 degrees 15' east 255 feet; thence south 8 degrees 45' west 124.8 feet; thence north 81 degrees 15' west 255 feet to the easterly margin of said Highway; thence with same north 8 degrees 45' east 124.8 feet to the beginning.

BEING the same property conveyed to Hunter's Cee Bee, Inc. from Alvin Lyell Hunter and wife, Sherry Avent Hunter, and Sandra Hunter Perry and husband, Jake Perry, by Quitclaim Deed dated December 29, 1994, in Book 9561, Page 740, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3910 Clarksville Highway, Nashville, TN 37218.

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. 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 my/our hand(s) this 23rd day of November, 2016.

HUNTER'S CEE BEE, INC.

By: _____
Alvin Lyell Hunter, President

November 23, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alvin Lyell Hunter, President for Hunter's Cee Bee, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of November, 2016.

My Commission Expires:_____

_____
Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066