THIS INSTRUMENT PREPARED BY:
Yale Riley, Esq.
Fidelity National Title Group
6840 Carothers Parkway, Ste. 200
Franklin, TN 37067
File No:1716608CTN

BILL GARRETT, Davidson County
Trans:T20170031675 DEEDWARR
Recvd: 04/17/17 10:35 5 pgs
Fees:28.00 Taxes:12868.60
20170417-0036737

# WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Pamela Fulner | Same | 09400015500 |
| 1424 Lebanon Pike | | |
| Nashville, TN 37210 | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Sanders Manufacturing Company, a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey unto the said Pamela Fulner, the Grantees herein, her, heirs and assigns, certain real estate in Davidson County, TN as follows:

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Sanders Manufacturing Company, a Tennessee corporation, by Warranty Deed from Thomas W. Beasley and wife, Sandra J. Beasley, of record in Book 6753, Page 997, in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson The actual consideration for this transfer is $3,478,000.00.

Affiant _____

Subscribed and sworn to before me this 13th day of April, 2017.

BRENDA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Affix Seal)

Notary Public _____

My commission expires: 4-21-2020

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

1424 Lebanon 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 Grantee her, 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 Grantee her, 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 13th day of April, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sanders Manufacturing Company, a Tennessee corporation

By: _____

Its: President

File No: 1716608CTN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Brina Mathis of the state and county mentioned, personally appeared James J. Sanders III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Sanders Manufacturing Company, a Tennessee corporation, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 13th day of April, 2017.

Brina Mathis
Notary Public

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 4-21-2020

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described according to a boundary survey made by Ragan-Smith-Murphy & Associates, Inc., dated October 1, 1985, as follows:

Beginning at an iron pin set on the north right-of-way line of Lebanon Road, the southeast corner of the property of F. Ray Edenfield as recorded in Deed Book 4274, Page 686, R.O.D.C., Tennessee and the southwest corner of the hereindescribed tract; thence,

1. With the east boundary line of the property of F. Ray Edenfield, N 00° 00' 03" W, 575.98 feet to an iron pin set; thence,

2. With the south boundary line of the remainder of the property of Nashville Auto Auction as recorded in Deed Book 4408, Page 227, R.O.D.C., Tennessee, N 77° 26' 53" E, 47.46 feet to a painted "X" on concrete; thence,

3. With the east boundary line of the remainder of the property of Nashville Auto Auction, N 00° 12' 27" E, 222.68 feet to an iron pin set; thence,

4. With the southerly boundary line of the property of Nashville Auto Auction as recorded in Deed Book 5279, Page 878, R.O.D.C., Tennessee N 74° 37' 41" E, 170.00 feet to an iron pin set; thence,

5. With the west boundary line of the property of Nashville Auto Auction S 00° 07' 42" E, 798.32 feet to an iron pin set; thence,

6. With the north right-of-way line of Lebanon Road, S 75° 19' 43" W, 220.00 feet to the point of beginning and containing 158,665 square feet or 3.64 acres, more or less.

Schedule "B" Exceptions:

1. Grant of Transmission Line Easement of record in Book 1174, Page 677, Register's Office for Davidson County, Tennessee.

2. Grant of Transmission Line Easement of record in Book 1181, Page 326, Register's Office for Davidson County, Tennessee.

3. Right of Way Easement of record in Book 3644, Page 247, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3770, Page 92, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5097, Page 835, Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument No. 20160721-0075070, Register's Office for Davidson County, Tennessee.