Bill Garrett Davidson County
Batch# 116465 DEEDWARR
07/13/2018 04:16:55 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20180713-0068478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2018.

NOTARY PUBLIC

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue N, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tegrah Resources, LLC 10162 Stinson Street Milan, TN 38358	Tegrah Resources, LLC 10162 Stinson Street Milan, TN 38358	043-00-0-004.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the

WESTWOOD MYATT DRIVE PARTNERS, A GENERAL PARTNERSHIP

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

TEGRAH RESOURCES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Fant Industrial Park, of record as Instrument No. 20000626-0063262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to WESTWOOD MYATT DRIVE PARTNERS, by deed from FANT PROPERTIES, LTD. AND NEW PROCESS STEEL, L.P., A DELAWARE LIMITED PARTNERSHIP, of record as Instrument No. 20000316-0026892, dated March 14, 2000, said Register's Office.

This improved property is known as 41 Fant Industrial Drive, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. It does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. It further covenants and binds itself, its representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 13 day of July, 2018.

WESTWOOD MYATT DRIVE PARTNERS,
A general partnership

By: Hickman Family Investments, L.P.,
A limited partnership

By: _____
Winston C. Hickman, general partner

By: Taylor Family Investments, L.P.,
A limited partnership

By: _____
Ernest D. Taylor, general partner

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Winston C. Hickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of the Hickman Family Investments, L.P., member of the WESTWOOD MYATT DRIVE PARTNERS, the within name bargainor, a partnership, and that he, as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and official seal at office, this 13 day of July, 2018.

_____
Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ernest D. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of the Taylor Family Investments, L.P., member of the WESTWOOD MYATT DRIVE PARTNERS, the within name bargainor, a partnership, and that he, as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and official seal at office, this 13 day of July, 2018.

Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY