THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917683**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $292,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2018. Notary Public My Commission Expires: 8/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Y Johnson Davidson County
Batch# 146389 DEEDWARR
09/28/2018 11:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20180928-0096279

WARRANTY DEED

Address New Owner: Robinson Developments, LP. 1400 N. Mt. Juliet Road, Suite 200 Mt. Juliet, TN 37122	Send Tax Bills To: Robinson Developments, LP. 1400 N. Mt. Juliet Road, Suite 200 Mt. Juliet, TN 37122	Tax Information: Tax Parcel ID No. 117 12 0 199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adex Corporation, a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robinson Developments, LP.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A lot or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, March 29, 1940, as follows:

Beginning on the Northerly margin of Woodmont Avenue at the Southeast corner of Lot No. 6 of Block "C" on the Plan of Galecrest No. 2, as of record in Book 974, Page 20, Register's Office for said County; thence with the Easterly line of said Lot No. 6, North 2° 45' East 203 feet; thence South 74° 35' East 75 feet 6 inches; thence South 2° 45' West 200 feet to the Northerly margin of Woodmont Avenue; thence with said Avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed by Warranty Deed from Harry Joe Hibbett, William Hibbett, III, Margaret Louise Jamison, Melinda J. Gibbs, and Catherine Miller, being all of the devisees under the Last Will and Testament of J.B. Hibbett, deceased to Paul E. Cook, a single man and Michael B. McKee, a single man, as recorded on the 24th day of November, 2009 in Instrument No. 20091124-0108023 and a part of Quit Claim Deed from William M. Hibbett and wife, Beulah Louise Hibbett to J. B. Hibbett, a single man, as recorded on the 27th day of December, 1976 in Deed Book 5100, Page 465, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Paul E. Cook, a single man and Michael B. McKee, a single man to Adex Corporation, a Tennessee Corporation, recorded in Instrument Number or Book/Page 201809280096278

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 20.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1488 Woodmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2018.

Adex Corporation, a Tennessee Corporation

By: _____, Member
Michael B. McKee, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael B. McKee with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Adex Corporation, a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of September, 2018.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/6/19