Karen Y Johnson Davidson County
Batch# 179326 DEEDWARR
12/31/2018 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20181231-0126600

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31473-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James A. Satterfield 117 Spence Lane, Nashville, TN 37210	New Owner	09400013800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Anthony A. Lafrenier and wife, Kellie L. Lafrenier** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **James A. Satterfield** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also known as Lot 5-C, Section Thirteen, River Hills Industrial Park, as of record in Plat Book 4660, Page 121, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set on the westerly right-of-way line of Spence Lane, 60 feet in width, at a corner common with Air Tech Inc., as of record in Deed Book 10842, Page 202, at said Register's Office, said iron rod being approximately South 342 feet from the intersection of the southerly right-of-way line of Clovernook Drive and westerly right-of-way line of Spence Lane; Thence, with the westerly right-of-way line of Spence Lane, South 09 deg 33 min 30 sec West, 172.8 feet to an iron rod set at a corner common with Laneice W. Loudermilk, Tr., as of record in Deed Book 10830, Page 25, at said Register's Office; Thence, leaving the westerly right-of-way line of Spence Lane with the northerly property line of Laneice W. Loudermilk, Tr., North 80 deg 20 min 19 sec West, 278.30 feet to an existing concrete monument on the easterly property line of Wolf Baad Investments, LLC, as of record in Deed Instrument 20061121-0144507, at said Register's Office; Thence, with the easterly property line of Wolf Baad Investments LLC, North 07 deg 44 min 08 sec East, 172.90 feet to an iron rod set at a corner common with said Air Tech, Inc.; Thence, with the southerly property line of Air Tech, Inc., South 80 deg 20 min 19 sec East, 283.80 feet to the POINT OF BEGINNING, containing 48,566 square feet (1.11 acres more or less).

BEING all of the same property conveyed to Anthony A. Lafrenier and wife, Kellie L. Lafrenier by Deed dated May 11, 2010, from 115 Spence Investors, a Tennessee joint venture, of record in Instrument Number 20100512-0036631, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 115 Spence Lane, Nashville, TN 37210.

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 28th day of December, 2018.

Anthony A. LaFrenier

Kellie L. LaFrenier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony A. LaFrenier and wife, Kellie L. LaFrenier, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 28th day of December, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me this
28th day of December, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

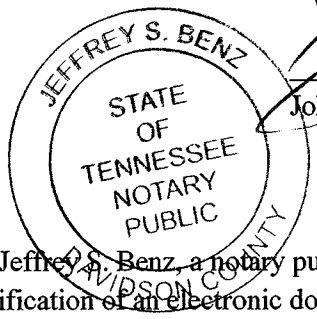
EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 09400013800.

2. Matters shown on the Plan of record in Book 4660, Page 121, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the ALTA/ACSM Land Title Survey of the Lafrenier Property, 115 Spence Lane by Stivers Land Surveying, Jason J. Stivers, R.L.S. #2219, dated December 26, 2018, drawing dated December 27, 2018, including without limitation the encroachment of a fence along the West boundary and in the Northwest property corner.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019