Karen Johnson Davidson County
Batch# 200572 DEEDWARR
02/28/2019 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $6,567.50
20190228-0018412

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

31501-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Anna Mary B. Lenderman, Trustee 936 Spinnackers Reach Drive Ponte Vedra Beach, FL 32082	New Owner	11803007300

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, **Power Consulting Associates, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Anna Mary B. Lenderman TTEE U/W Duncan Eve, III, FBO Anna Mary B. Lenderman GST Exempt Trust** (the referenced Will being admitted to probate as case number 18P-1817 in the Circuit Court for Davidson County Tennessee, Probate Division on November 8, 2018) (hereinafter referred to as the "**Grantee**"), her heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot 18 on the Plan of Bransford Industrial Park, as shown on the Plat of record in Plat Book 4675, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description of said property.
>
> BEING all of the same property conveyed to Power Consulting Associates, LLC, a Nevada limited liability company by Warranty Deed dated December 12th, 2014 from JBB Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20141215-0114325, Register's Office for Davidson County, Tennessee. The said Power Consulting Associates, LLC, a Nevada limited liability company is now known as Power Consulting Associates, Inc., a Tennessee corporation, by Acknowledgment of Conversion, of record in Instrument No. 20170628-0065273, said Register's Office.
>
> THIS is improved property known as 2616 Grissom Drive, Nashville, TN 37204.

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, her heirs, successors and assigns, forever; and Grantor covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of February, 2019.

Power Consulting Associates, Inc., a Tennessee corporation

By: _____
Name: David Grooms
Its: President and CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Grooms, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President and CEO of Power Consulting Associates, Inc., a Tennessee corporation, the within-named bargainor, and that he as such President and CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President and CEO.

WITNESS my hand, at office, this 28 day of February, 2019.

JOHN T. COCA
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 $1,775,000.00.

_____
Affiant

Subscribed and sworn to before me this
28 day of February, 2019.

_____
Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 11803007300. Taxes for the year 2018 have been prorated as part of closing and assumed by the Grantee.

2. All Matters as shown on the Plan of record in Plat Book 4675, Page 72, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3861, Page 595; Book 3861, Page 601; and Book 3880, Page 85, said Register's Office.

4. Deed of Conveyance for Water Mains, of record in Book 4510, Page 702, said Register's Office.

5. All Matters as shown on the ALTA/NSPS Land Title Survey of 2616 Grissom Drive, Map 118-3 Parcel 73 by Cherry Land Surveying, Inc., Michael H. Charette R.L.S. No. 2048, dated January 9, 2019 as Job #18233 MHC.

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

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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