Karen Johnson Davidson County
Batch# 227950 DEEDWARR
05/09/2019 03:48:05 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20190509-0043779

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Universal Robotics, Inc. ("GRANTOR")

TO: David A. Peters ("GRANTEE")

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL/ACCT NO.
David A. Peters 2518 Old Smith Springs Rd. Nashville, TN 37217	First Choice Loan Services, Inc. One Tower Center, Floor #18 East Brunswick, NJ 08816	13500033400

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Five Hundred Fifty Five Thousand and No/100's Dollars ($555,000.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Universal Robotics, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto David A. Peters, a Tennessee resident, his successors and assigns, all of its right, title, and interest in and to a certain tract or parcel of land in the Second Civil District of Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Subdivision of The Gibbs & Von Hopffgarten Property, as shown on Plat of record as Instrument No. 20060215-0018305, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Universal Robotics, Inc. from R.D. Plastics, Inc. by Warranty Deed dated August 8, 2016, of record as Instrument Number 20160808-0082373 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2518 Old Smith Springs Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Universal Robotics, Inc.., its successors, and assigns, forever.

And it does covenant with the said David A. Peters. that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2019 Davidson County Real Property Taxes, a lien not currently due.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Universal Robotics, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9 day of May, 2019.

UNIVERSAL ROBOTICS, INC.

By: _____
David A. Peters, CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, David A. Peters, with whom I am personally acquainted, and who acknowledged that he is the authorized representative of Universal Robotics, Inc., and is authorized to execute this instrument on behalf of the company and that as such he executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 9 day of May, 2019.

Notary Public

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 555,000.00

AFFIANT

Subscribed and sworn to before me this 9 day of May, 2019.

NOTARY PUBLIC

ANDREW CHRISTIAN CAMERON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 7/9/2022