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

Karen Johnson Davidson County
Batch# 242840 DEEDWARR
06/13/2019 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $3,959.00
20190613-0056823

31903-1
Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Stafford Thurman Partners, L.P.<br>Attn: Ann M. Thurman<br>PO Box 1625<br>Brentwood, TN 37024-1625 | New Owner | 13405000700 |

## 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, **Russell Burnett, an individual** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Stafford Thurman Partners, L.P., a Tennessee limited partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Mill Creek Subdivision Re-subdivision of Lots 4 through 7, as of record in Instrument No. 20030331-0041889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Russell Burnett d/b/a Mighty Distributing System by Deed dated September 15th, 1994 from Metro Employees Credit Union of record in Book 9470, page 25, Register's Office for Davidson County, Tennessee (as to previous Lot No. 5), together with all of the same property conveyed to Russell Burnett d/b/a Mighty Distributing System of Middle Tennessee by Deed dated October 11th, 1991 from Leonard R. Starkey, Michael Hopson and Barry Hopson of record in Book 8462, page 660, Register's Office for Davidson County, Tennessee (as to previous Lot No. 6), together with all of the same property conveyed to Russell Burnett and Donald R. Mullins d/b/a Mighty Distributing System of Tennessee, a partnership by Deed dated June 15th 1984 from Grady L. Sartain, unmarried, of record in Book 6316, page 428 and the said Donald R. Mullins further conveyed his interest to Russell Burnett d/b/a Mighty Distributing System of Tennessee by Quitclaim Deed dated March 17th, 1989, of record in Book 7811, page 661, Register's Office for Davidson County, Tennessee (as to previous Lot No. 7). Further being all of the same property conveyed to Russell Burnett, an individual, by Quitclaim Deed dated June 12, 2019 from Russell Burnett, Russell Burnett d/b/a Mighty Distributing System, Russell Burnett d/b/a Mighty Distributing System of Middle Tennessee, and Russell Burnett d/b/a Mighty Distributing System of Tennessee, of record in Instrument No. 201906130056822, said Register's Office.

THIS is improved property known as 1142-1144 Antioch Pike, Nashville, TN 37211.

**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; and Grantor covenants with the said Grantee that he 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 himself, his 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 Grantor has executed this instrument this 12th day of June, 2019.

Russell Burnett

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russell Burnett, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of June, 2019.

JOHN T. COX 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 $1,070,000.00.

Affiant

Subscribed and sworn to before me this
12th day of June, 2019.

JOHN T. COX 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 13405000700. Said taxes have been prorated between the parties as part of the closing and assumed by the Grantee.

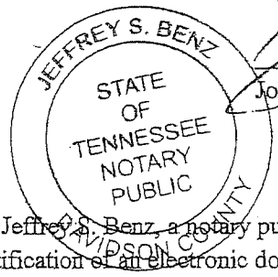
2. All Matters as shown on the Plan of record in Instrument No. 20030331-0041889, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 7814, Page 465; Book 7814, Page 468 and Book 7814, Page 471, said Register's Office.

4. Restrictive Covenants, of record in Book 1472, Page 5, said Register's Office.

5. All Matters as shown on the ALTA/NSPS Land Title Survey of 1142 Antioch Pike by B2L Land Surveyors, Jeffrey A. Leopard, Tennessee R.L.S. # 2415, dated April 16, 2019 as Job No. LS-0980.

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