Karen Johnson Davidson County
Batch# 277730 DEEDWARR
08/29/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20190829-0087399

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

**WARRANTY DEED**

THIS INDENTURE is made and entered into this 27 day of August, 2019 by and between Volunteer Taxi, Inc., a Tennessee Corporation, hereinafter referred to as GRANTOR, and Universal, Inc., hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, The Plus Park, Section 10, as shown by plat of record in Plat Book 4595, page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Volunteer Taxi, Inc., a Tennessee corporation, by Warranty Deed, from American Automotive Group Corporation, a Tennessee corporation, for consideration value of $750,000.00, dated April 12, 2016, recorded April 15, 2016, of record in Instrument No. 20160415-0036619, Register's Office for Davidson County, Tennessee

Subject to all matters shown on the plat of The Plus Park, Section Ten, of record in Plat Book 4595, page 76, Register's Office for Davidson County, Tennessee.

Slope Easement of record in Book 4589, page 75, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 325 Plus Park Blvd, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Volunteer Taxi, Inc., a Tennessee Corporation

By: _____
Shimeles Tafesse, President

By: _____
Weldemariam Haile, Secretary

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Shimeles Tafesse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Volunteer Taxi, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, this the 27 day of August, 2019.

Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Weldemariam Haile** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Secretary** of **Volunteer Taxi, Inc.**, the within named bargainor, a corporation, and that he/she as such **Secretary**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Secretary**.

Witness my hand and seal, at office in Franklin, this the 27 day of August, 2019.

Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Universal, Inc.
6701 Birchbrook Drive
Antioch, TN 37013
Send Tax Statements to:
Universal, Inc.
6701 Birchbrook Drive
Antioch, TN 37013

Map & Parcel: 106 00 0 131.00

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $980,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27 day of August, 2019.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, ASHLEE D. PAGE, 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 Davidson

Personally appeared before me, Venickia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
19-1-356