Karen Johnson Davidson County
Batch# 548270 DEEDWARR
01/06/2021 02:28:30 PM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20210106-0002832

ADDRESS NEW OWNER: MR Redman Properties, LLC

5520 West 76th Street

Indianapolis, IN 46268

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 03415001300

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **GDD Holdings, LLC, a Delaware limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **MR Redman Properties, LLC, an Indiana limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Rivergate Industrial Park, Section Two, of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wehrly Holdings, LLC, a California limited liablity company, from Steven A. Gibson and Sherrie Gibson, husband and wife, by Warranty Deed recorded on November 2, 2015, of record in Instrument No. 20151102-0111092, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GDD Holdings, LLC, a Delaware limited liability company, from Wehrly Holdings, LLC, a California limited liability company, by a Quitclaim Deed recorded on January 23, 2018, of record in Instrument No. 20180123-0007073, Register's Office for Davidson County, Tennessee.

This is property with a common address of 535 Myatt Drive, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee.(3) Reservation of Rights by Grantor for utility of record in Book 6663, Page 758, said Register's Office.(4) Deed to Metro for Sanitary Sewer of record in Book 7026, Page 930, said Register's Office.(5) Ingress Egress Easement of record in Instrument No. 20050607-0065097, said Register's Office.(6) Stormwater Detention agreement of record in Instrument No. 20050816-0096598, said Register's Office.(7) All matters appearing on a Boundary Survey by Campbell, McRae and Assoc. Surveying, Inc. (John Alan Hood, TN RLS #1838) , Order # 296-33-7 dated September 6, 2007, updated on December 18, 2020, shows the following matters: (a) Ingress/Egress easement along the northern lot line; (b) various utility easements including Detention area and 30' public utility easement in the western portion of property; (c) Overhang Easement and Utility Anchor easements in the south eastern portion of property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors 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 herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of December 2020.

GDD Holdings, LLC

By: _____
Darin Puhl, Manager

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Darin Puhl, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of GDD Holdings, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Manager executed the within instrument for the purposes therein contained by signing the name of the company by the said Darin Puhl as such Manager.

Witness my hand and official seal at office this 31st day of December 2020.

_____
Notary Public
My Commission Expires: See attached California Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 12.30.2020 before me, Brittany Woods, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Darin Puhl
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRITTANY WOODS
Notary Public - California
Los Angeles County
Commission # 2336669
My Comm. Expires Oct 29, 2024

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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STATE OF INDIANA
COUNTY OF MARION
The actual consideration or value, whichever is greater for this transfer is $540,000.00.

X _____
Michael Redman, Affiant

Subscribed and sworn before me this 31st day of December 2020.

_____
Notary Public
My Commission Expires: 09/13/2025

NOTARY PUBLIC SEAL INDIANA
DREW A NIXON
Notary Public, State of Indiana
Marion County
Commission # 705188
My Commission Expires
September 13, 2025

File No. 2012K264

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022