Karen Johnson Davidson County
Batch# 752307 DEEDWARR
11/10/2021 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $16,650.00
20211110-0149919

FF36589

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36589-08-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,500,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2021. Notary Public My Commission Expires: 3/4/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Athens Distributing Company of Nashville, a Tennessee general partnership 12966 Old Hickory Boulevard Antioch, TN 37013	**Send Tax Bills To:** New Owner 12966 Old Hickory Blvd. Antioch, TN 37013	**Tax Information:** Map and Parcel No.: 17500014600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stover's Rentals, a Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Athens Distributing Company of Nashville, a Tennessee general partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 12966 Old Hickory Boulevard, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of November, 2021.

Stover's Rentals, a Tennessee general partnership

BY: _____
Tim Stover, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tim Stover, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of Stover's Rentals, a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of November, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

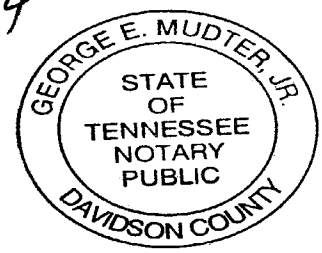


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lot No. 7 Jackson Business Park, as shown by Plan of record in Plat Book 6200, page 446, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stover's Rentals, a Tennessee general partnership, by deed dated January 8, 2015 from James M. Woodard, Trustee of 12966 OHB Investors of record in Instrument No. 20150112-0002927, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 6200, page 446, Register's Office for Davidson County, Tennessee.
2. Declaration of Protective Covenants for Jackson Business Park, of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee.
3. Deed of Easement to the Metropolitan Government of Nashville and Davidson County for public utility and drainage and ingress and egress, of record in Book 6109, page 330, Register's Office for Davidson County, Tennessee.
4. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County for water main and sanitary sewer, of record in Book 6342, page 631, Register's Office for Davidson County, Tennessee.
5. Sign Easement as reserved in Deed of record in Book 7510, page 206, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/1/2021

GEORGE E. MUDTER, JR.
Dated 11/1/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/1/2021

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

