Karen Johnson Davidson County
Batch# 950966 DEEDWARR
12/13/2022 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $15,488.20
20221213-0129364

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36262-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tennessee Development Co. ATTN: John A. Oman, Jr. 3334 Powell Avenue Nashville, TN 37204	New Owner	13305009100

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, **Jere Shelton** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Tennessee Development Company, a Tennessee corporation** (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. 13-C on the Plan of the Resubdivision of a portion of Reserve Parcel "A", Allied Industrial Park, Section 8, as of record in Book 6200, page 44, Register's Office for said County, to which plan reference is made for a more particular description.
>
> BEING all of the same property conveyed to Package Products Co., Inc., by Warranty Deed dated May 30, 1984, from R. L. Eatherly and wife, Francis Eatherly of record in Book 6303 Page 82, Register's Office for Davidson County, Tennessee. The said Package Products Co., Inc., subsequently changed its name to Three C Enterprises, Inc., by Articles of Amendment to the Charter of record in Instrument No. 20130611-0059303, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Jere Shelton by Quitclaim Deed dated November 8, 2013, from Three C Enterprises, Inc., a Tennessee corporation (formerly Package Products, Inc.) of record in Instrument No. 20131114-0117812, Register's Office for Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13 day of December, 2022.

Jere Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand, at office this 13 day of December, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,186,000.00.

Affiant

Subscribed and sworn to before me this
13th day of December, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 13305009100. Current year taxes have been paid outside of closing, and prorated between the parties at closing.

2. All Matters as shown on the Plan of record in Plat Book 6200, Page 44, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, Book 4833, Page 711. Register's Office for Davidson County, Tennessee.

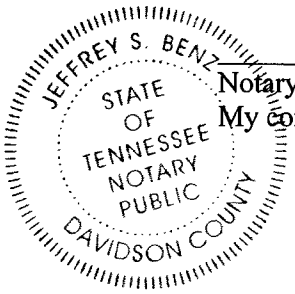
4. All matters as shown on the ALTA/NSPS Land Title Survey of 3721 Vulcan Drive by Church Land Surveying, Kenneth D. Church, TN R.L.S.# 1004 dated October 10, 2022 as Proj. No. 22-05-03.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 13, 2022.

Mike Boyd, Esq.
Date: December 13, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this December 13, 2022.



Notary Public
My commission expires: July 3, 2023