WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Plaza Mexico, LLC, A Tennessee Limited Liability Company C/O Guzman Group	Allied Partners	133-10-42
(NAME) 1811 Carters Creek Pike	(NAME) 3030 Sidco Drive	
(ADDRESS) Franklin, TN 37064	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Allied Partners, A Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Plaza Mexico, LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR PERMITTED ENCUMBRANCES

unimproved ☐

This is improved ☒ property, known as 3753 Nolensville Pike, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of January, 2005.

Allied Partners, A Tennessee General Partnership

By: _____
Steve Horrell, Designated Partner

Davidson County DEEDWARR
Recvd: 01/19/05 08:31 4 pg
Fees:23.00 Taxes:4070.00

20050119-0006478

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steve Horrell with whom I am personally acquainted and who upon his oath acknowledged himself to be the Designated Partner of Allied Partners the within named bargainor, a corporation, and that he as such Designated Partner being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steve Horrell as such Designated Partner.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2005.

Commission expires: 7-19-08



Jill Connors

Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Allied Industrial Park, Section 20, of record in Book 5800, Page 380 and more particularly described according to a Mortgage Loan Inspection not of record drawn by Sherri Allen of Volunteer Surveying on December 9, 2004, identified as File No. 04255 certified by Phillip E. Holmes, Jr., Registered Land Surveyor for the State of Tennessee License No. 1720 on December 22, 2004 and described by metes and bounds as follows:

Beginning at an iron pin on the westerly margin of Nolensville Pike, said point being the southeastern corner of the RTM Winners, L.P. Property, as of record in Book 7923, Page 535, Register's Office For Davidson County, Tennessee and being more particularly described as follows:

(1) THENCE SOUTH 27 DEGREES 59 MINUTES 59 SECONDS EAST, 68.75 FEET TO AN IRON PIN;
(2) THENCE SOUTH 64 DEGREES 11 MINUTES 24 SECONDS WEST, 59.26 FEET TO AN IRON PIN;
(3) THENCE SOUTH 01 DEGREES 45 MINUTES 05 SECONDS WEST, 250.00 FEET TO AN IRON PIN;
(4) THENCE SOUTH 88 DEGREES 13 MINUTES 05 SECONDS WEST, 116.44 FEET TO AN IRON PIN;
(5) THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, 50.00 FEET TO AN IRON PIN;
(6) THENCE NORTH 87 DEGREES 39 MINUTES 25 SECONDS WEST, 170.43 FEET TO AN IRON PIN;
(7) THENCE SOUTH 04 DEGREES 40 MINUTES 26 SECONDS WEST, 25.00 FEET TO AN IRON PIN;
(8) THENCE NORTH 06 DEGREES 22 MINUTES 14 SECONDS EAST, 335.00 FEET TO AN IRON PIN;
(9) THENCE NORTH 12 DEGREES 13 MINUTES 50 SECONDS EAST, 71.17 FEET TO AN IRON PIN;
(10) THENCE SOUTH 25 DEGREES 11 MINUTES 00 SECONDS EAST, 127.93 FEET TO AN IRON PIN;
(11) THENCE NORTH 64 DEGREES 48 MINUTES 59 SECONDS EAST, 202.26 FEET TO AN IRON PIN;
(12) THENCE NORTH 38 DEGREES 14 MINUTES 37 SECONDS EAST, 44.82 FEET TO THE POINT OF BEGINNING, CONTAINING 82,753.40 SQUARE FEET OR 1.90 ACRES.

BEING the same property conveyed to LeRoy Norton, Steve Hewlett, Steve Horrell and John Horrell, doing business as Allied Partners by deed from R. L. Eatherly and wife, Frances B. Eatherly of record in Book 6266, Page 345, Register's Office for Davidson County, Tennessee. Allied Partners is a Tennessee General Partnership, the Partners of which are now comprised of Steve Horrell and Fred T. Horrell, individually, and FJ&S Partnership (A/K/A FJ&S Investments, a Tennessee General Partnership the partners of which, now include Steve Horrell and Fred T. Horrell).

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Deed of Trust executed by Allied Partners to Ervin Entrekin, Trustee of record in Book 6460, Page 868, said Register's Office, to secure to the Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, Tennessee the payment of one note dated 12-1-84 in the original principal amount of $850,000.00. Loan Agreement in Book 6460, Page 792 and Assignment to Drew Maddux, Sr. in Book 6460, Page 899.

2. All Matters shown on the Plan of Allied Industrial Park Section 2 of record in Book 5800, Page 389.

3. Subject to Collateral Assignment of Rents and Leases of record in Book 6460, Page 881.

4. Sanitary Sewer and/or storm drainage easement of record in Book 4073, Page 576.

5. Subject to two leases between Allied Partners and the State of Tennessee of record in Book 7928, Page 693 and in Instrument Number 200001190006069.

6. Right of Way of the L & M Railroad affecting the property.

7. Encroachment, if any, created by the existing improvement located along the east boundary line of subject tract said encroachment extending approximately 3 inches onto the adjoining property immediately to the east.

8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.