(1)

WARRANTY DEED

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Oct, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GAMI, L.L.C.	Same as New owner	118-16-0-056.00
(NAME)	(NAME)	
19 W. Ventura		
(ADDRESS)	(ADDRESS)	
Tucson AZ 85705		
(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, Douglas Harvey, Edmund Harvey and Jeffrey Harvey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAMI, L.L.C. , an Arizona limited liability company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots No. 170, 171 and 172, Section Three, Sidco, as shown on plat of record in Plat Book 2663, page 41, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Beginning at a point in the westerly margin of Armory Drive at the common corner of Lots Nos. 169 and 170; thence with the westerly margin of Armory Drive, southwardly with a radius of 50 feet in a southwesterly direction 78.58 feet to a concrete monument in the northerly a margin of Norris Avenue; thence westwardly with the margin of said Avenue, westwardly 128.54 feet ot a concrete monument; thence northwardly with the common rear lines of Lots Nos. 94, 95, 96, 170, 171 and 172, 402 feet to a point, the same being the northwesterly corner of Lot No. 170; thence eastwardly with the common line between Lots Nos. 169 and 170, 178.30 feet to the point of beginning.

Being the same property conveyed to Douglas Harvey, Edmund Harvey, and Jeffrey Harvey, tenants in Common with the right of survivorship by deed from KFC National Management Company, a Delaware corporation (surviving corporation of Commenco Corporation, formerly known as Commercial Investment Company), as of record in Book 7952, page 227, re-recorded in Book 7962, page 992,Register's Office of Davidson County, Tennessee.

This property has never been a primary residence of the Sellers.

This conveyance is subject to:

1. Reservation of easement in favor of USA by deed from USA to DeWitt Carter, Trustee, as of record in Book 2152, page 347 and shown in deed of record in Book 3900, page 817, Register's Office for Davidson County, Tennessee.

2. Conveyance of a water main easement to City of Nashville by DeWitt Carter, Trustee, as of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee.

3. Water main easement from Suburban Industrial Development Co., Inc., to City of Nashville as of record in Book 2703, page 402, Register's Office for Davidson County, Tennessee.

4. Railroad easements for right of way purposes of record in Book 2293, page 573 and in Book 2499, page 86, Register's Office for Davidson County, Tennessee.

5. Right of way easement to the City of Nashville as of record in Book 3434, page 174, Register's Office for Davidson County, Tennessee.

6. All matters shown on the recorded plan of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/20/05 10:13 2 pgs
Fees:13.00 Taxes:5735.00

20051020-0126470

unimproved ☐

This is improved ☒ property, known as 2961 Armory Dr., Nashville, TN 37204

(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 our hands this 14 day of October, 2005.

Jeffrey Harvey

Douglas Harvey

Edmund Harvey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Douglas Harvey, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14 day of October, 2005.

Commission expires:

10-28-07

JAMES T. OGLESBY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Edmund Harvey, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14 day of October, 2005.

Commission expires:

10-28-07

JAMES T. OGLESBY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Jeffrey Harvey, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14 day of October, 2005.

Commission expires:

10-28-07

JAMES T. OGLESBY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public