File No. 260801011

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/08/06 14:48 3 pgs
Fees:18.00 Taxes:1480.00
20060908-0111626

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRM, LLC	New Owner	02900033600
(NAME)	(NAME)	
5823 Clarksville Hwy.		
(ADDRESS)	(ADDRESS)	
Joelton TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Spirit Investment Group, Inc., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRM, LLC**, HEREINAFTER CALLED THE GRANTEE(S), 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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5823 Clarksville Highway, Joelton, TN 37080
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of September, 2006.

Spirit Investment Group, Inc.

By: _____
Jarnail Singh Chinna, President

Spirit Investment Group, Inc.

By: _____ Sect. of Corp.
Tanvir Gill, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JARNAIL SINGH CHHINA with whom I am personally acquainted and who upon HIS oath acknowledged HIMSELF to be the PRESIDENT of SPIRIT INVESTMENT GROUP, INC. the within named bargainer, a corporation, and that, HE as such PRESIDENT, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by JARNAIL SINGH CHHINA as such PRESIDENT.

Witness my hand at Nashville, Tennessee, this 6 day of September, 2006.

Commission expires: 07/21/07

_____
Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared TANVIR SINGH GILL with whom I am personally acquainted and who upon HIS oath acknowledged HIMSELF to be the SECRETARY of SPIRIT INVESTMENT GROUP, INC. the within named bargainer, a corporation, and that, HE as such SECRETARY, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by TANVIR SINGH GILL as such SECRETARY.

Witness my hand at Nashville, Tennessee, this 6 day of September, 2006.

Commission expires: 7/21/07

_____
Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 260801011
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

EXHIBIT A

LAND in the 1st Councilmanic District of Davidson County, Tennessee, BEING part of TRACT 5 of the CHARLES P. ZIMMERLEE LANDS recorded in Plan Book 3, Page 28, Register's Office of said County and a part of LOT 3 of the CAILLOUETTE SUBDIVISION recorded in Plat Book 5200, Page 279, R.O.D.C, described according to a survey performed by Patrick S. Goode, Registered Land Surveyor, Tennessee No. 855, John Kohl & Company, P.C. more particularly described as follows:

BEGINNING in the South right of way of Clarksville Highway (or Pike), approximately 434.3 feet northwest of the intersection of said Pike and Eatons Creek Road;
Thence leaving said right of way and along the line of Tracts 5 and 6, S 2° 23' 49" W, 339.81 feet to an iron pin;
Thence severing said Tract 5, N 55° 04' 11" W, 194.04 feet to an iron pin in the Easterly line of said Lot 3 of the Caillouette Subdivision;
Thence with said Lot 3 N 3° 57' 27" E, 237.24 feet;
Thence N 86° 02' 33" W, 10 feet;
Thence N 3° 57' 27" E, 59.28 feet to the Northerly right of way of Old Clarksville Pike;
Thence along said Old Clarksville Pike S 62° 52' 09" E, 10.88 feet to a P.K. Nail;
Thence continuing with said pike S 77° 59' 50" E, 70.57 feet to the intersection of said Old Clarksville Pike and Clarksville Highway;
Thence with said Clarksville Highway, along a curve to the left having a radius of 1945 feet, a distance of 49.96 feet to a P.K. Nail;
Thence continuing along said highway S 60° 26' 41" E, 47.10 feet to the point of beginning and containing 1.2 acres, more or less.

BEING the same property conveyed to Spirit Investment Group, Inc., a Tennessee corporation, by deed from Timothy D. Roberts, and wife, Laura Roberts, of record in Instrument No. 20050413-0040936, Register's Office for Davidson County, Tennessee.