BILL GARRETT, Davidson County
Trans:T20130045028 DEEDWARR
Recvd: 05/30/13 12:53 3 pgs
Fees:18.00 Taxes:1221.00
20130530-0054505

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
24834-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Gary Shacklett and Frankie Shacklett, LLC Attn: Gary Shacklett 2405 Kline Avenue Nashville, TN 37211	New Owner	Map 119-01 Parcel 160-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, KELLY KLOKE, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GARY SHACKLETT AND FRANKIE SHACKLETT, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County being Lot Nos. 211 and 212 on the Plan of Overhill City and W.H. Fox Subdivision of certain blocks in Cumberland Nurseries as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee; and part of Alley #1846 that was closed by Metropolitan County Council Bill No. BL2002-953, Metropolitan Clerk's Office.

Together with Easement by and between Pioneer College Caterers, Inc., a Tennessee corporation and Kelly Kloke of record as Instrument No. 20130530-0054505, said Register's Office.

Being all of the same property conveyed to Randy Kloke by Installment Deed from Horrell Properties, Inc., dated June 2, 1992, of record in Book 8646, Page 289, Register's Office for Davidson County, Tennessee. Randall C. Kloke and Jodi A. Kloke having since divorced by Final Decree of record in Case No. 01D-149, Fourth Circuit Court for said County. The subject property was further conveyed to Randall C. Kloke by Quitclaim Deed dated April 12, 2004 from Jodi A. Kloke of record as Instrument No. 20040520-0059676, said Register's Office and further conveyed to Kelly Kloke by Quitclaim Deed dated April 6, 2011 from Randall C. Kloke of record as Instrument No. 20110406-0026770, said Register's Office. The said Randall C. Kloke and Randy Kloke being one and the same person.

This improved commercial property is also known as 2207 Dortch Avenue, Davidson County, Nashville, 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 she 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 herself, her 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 29th day of May, 2013.

Kelly Kloke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand, at office this 29th day of May, 2013.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 2013.

Notary Public
My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Grantee hereby assumes all responsibility for 2013, and all subsequent years real property taxes.

2. Subject to the Plan of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

3. Subject to Easements retained in Metropolitan County Council Bill No. BL 2002-953, said Register's Office.

4. Subject to Easement Agreement between Pioneer College Caterers, Inc., a Tennessee corporation and Kelly Kloke of record as Instrument No. 2013 0530 - 0054504, said Register's Office.

5. Subject to matters shown on survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee RLS No. 1728, bearing File No. 13022, dated May 11, 2013.