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

File No. 25049-1

Davidson County DEEDWARR
Recvd: 06/14/13 12:28 6 pgs
Fees:33.00 Taxes:10681.90
20130614-0061046

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville Auto Investments, LLC 1110 Roberts Blvd. NW Kennesaw, GA 30144	New Owner	Map 106-05 Parcels 070 and 132

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 considerations, the receipt of which is hereby acknowledged, the undersigned, D. TODD CARSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NASHVILLE AUTO INVESTMENTS, LLC, a Georgia limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing concrete monument in the north line of the United States Postal service property (Ref. DB 5051, Page 422 R.O.D.C., Tennessee);

Thence North 1 deg. 18 min. 18 sec. West 262.92 feet to an existing iron rod in the east margin of Fesslers Lane; thence, along said east margin, North 24 deg. 28 min. 27 sec. East 60.05 feet to an existing iron rod;

Thence along said margin of Fesslers Lane on a curve to the left with a delta of 8 deg. 39 min. 51 sec., a radius of 761.04 feet, a length of 115.08 feet, and the chord being North 9 deg. 03 min. 30 sec. East 114.98 feet to a an existing iron rod;

Thence around a curve to the right, a delta of 100 deg. 40 min. 08 sec., a radius of 45.00 feet, a length of 79.07 feet to an existing iron rod on the southerly margin of Murfreesboro Road;

Thence with said margin, South 74 deg. 36 min. 18 sec. East 356.29 feet to an existing tack in lead on concrete;

Thence, along a curve to the right having a delta of 73 deg. 19 min. 00 sec., a radius of 20.00 feet, a length of 25.59 feet to an existing tack in lead on concrete on the west

margin of Polk Avenue;

Thence, along the said west margin, South 1 deg. 17 min. 18 sec. East 484.79 feet to an existing iron rod at a corner common with Robert H. Chilton, III, as of record in Instrument No. 200704300051325, R.O.D.C., Tennessee;

Thence, leaving said west margin with the northerly property line of Robert H. Chilton, III, North 74 deg. 36 min. 54 sec. West 140.53 feet to an existing iron rod;

Thence, North 15 deg. 23 min. 06 sec. East 9.66 feet to an existing iron rod;

Thence, North 74 deg. 39 min. 04 sec. West 142.00 feet to an existing iron rod;

Thence, South 15 deg. 23 min. 06 sec. West 9.57 feet to an existing iron rod;

Thence, North 74 deg. 36 min. 54 sec. West 117.55 feet to an existing iron rod at a corner common with said United States Postal Service;

Thence, North 74 deg. 36 min. 54 sec. West 80.00 feet to the point of beginning, containing 219,697 square feet (5.04 acres, more or less).

BEING the same property conveyed to D. Todd Carson, by Special Warranty Deed from BKB Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20081208-0118191, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 535 Murfreesboro Road, 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 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, successors 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 on this the 13th day of June, 2013.

D. TODD CARSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named D. Todd Carson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of June, 2013.

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,887,000.00

Affiant

Subscribed and sworn to before me this
13th day of June, 2013.

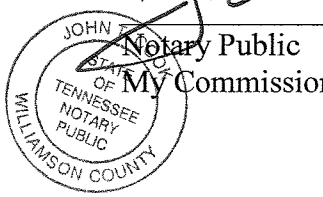
Notary Public
My Commission Expires:

SHARON D. BRANDON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JUNE 8, 2015

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named D. Todd Carson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of June, 2013.



Notary Public
My Commission Expires: 2/13/17

Exhibit "A"
Permitted Encumbrances

(a) Taxes for the year 2013 and subsequent years, a lien not yet due and payable, said taxes are assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 3842, Page 273, Register's Office for Davidson County, Tennessee.

(c) Easement to Jack Pirrie, Trustee, of record in Book 4344, Page 598, said Register's Office.

(d) Easement for an 8-inch sewer line to Tee-Gee Realty Corporation of record in Book 2604, Page 617, said Register's Office.

(e) Easement and right-of-way for street and sidewalk purposes of record in Book 3951, Page 254, said Register's Office.

(f) Matters shown on the ALTA/ACSM Land Title Survey of Parcels 70 and 132, Map 106-5, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated March 4, 2013, revised June 4, 2013, as Job No. 13040ALTA BB.

True Copy Certification

I, Rachel K. Odom, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachel Odom
Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandy Jackson, a notary public for this county and state, Rachel K. Odom, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

My Commission Expires: 11-23-2015

SANDRA S. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY