NEW OWNER:

ARI HOLDINGS, LLC
2424 CHARLOTTE AVENUE
NASHVILLE, TN 37203

SEND TAX BILLS TO:
NEW OWNER

Map 092
Group 11
Parcel 104.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 14-0168

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140027262 DEEDWARR
Recvd: 04/22/14 12:00 4 pgs
Fees:23.00 Taxes:1665.00
20140422-0033644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AATCO, INC., a Tennessee corporation** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ARI HOLDINGS, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF THE CSX RAILROAD. BOUNDED ON THE EAST BY THE G.A.P. REALTY #1, LLC PROPERTY AS OF RECORD IN DEED BOOK 10378, PAGE 154-R.O.D.C. TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF CHARLOTTE AVENUE-STATE ROUTE 24 AS WIDENED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT AN IRON PIN SET IN THE NORTHERLY MARGIN OF CHARLOTTE AVENUE-STATE ROUTE 24, SAID PIN BEING THE SOUTHWEST CORNER OF THE G.A.P. REALTY #1 LLC, PROPERTY AS OF RECORD IN DEED BOOK 10378, PAGE 154-R.O.D.C. TN, TN AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE NORTHERLY MARGIN OF CHARLOTTE AVENUE-STATE ROUTE 24 AS WIDENED;
SOUTH 75 DEGREES 18 MINUITES 25 SECONDS WEST, 112.88 FEET;
NORTH 14 DEGREES 41 MINUTES 35 SECONDS WEST, 6.56 FEET;
SOUTH 75 DEGREES 18 MINUTES 25 SECONDS WEST, 9.84 FEET;
SOUTH 14 DEGREES 41 MINUTES 35 SECONDS EAST, 6.56 FEET;
SOUTH 75 DEGREES 18 MINUTES 25 SECONDS WEST, 36.53 FEET;
NORTH 5 DEGREES 47 MINUTES 18 SECONDS EAST, 21.77 FEET;
NORTH 84 DEGREES 12 MINUTES 42 SECONDS WEST, 9.84 FEET;
SOUTH 5 DEGREES 47 MINUTES 18 SECONDS WEST, 24.05 FEET;
SOUTH 75 DEGREES 18 MINUTES 25 SECONDS WEST, 45.32 FEET;
NORTH 14 DEGREES 41 MINUTES 35 SECONDS WEST, 6.56 FEET;
SOUTH 75 DEGREES 18 MINUTES 25 SECONDS WEST, 9.84 FEET;
SOUTH 14 DEGREES 41 MINUTES 35 SECONDS EAST, 6.56 FEET;

THENCE CONTINUING WITH SAID MARGIN, SOUTH 75 DEGREES 18 MINUTES 25 SECONDS EAST, 70.45 FEET;

THENCE, LEAVING SAID MARGIN, A COMMON LINE WITH THE CSX RAILROAD RIGHT OF WAY, NORTH 46 DEGREES 44 MINUTES 32 SECONDS EAST, 334.39 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE G.A.P. REALTY #1 LLC PROPERTY AS OF RECORD IN DEED BOOK 10378, PAGE 154-R.O.D.C., TN. SOUTH 15 DEGREES 06 MINUTES 50 SECONDS EAST, 161.20 FEET TO THE POINT OF BEGINNING.

CONTAINING, 23,433 sq.ft. or 0.538 Acres, more or less.

SURVEYORS DESCRIPTION OF AMERICAN TEA & COFFEE COMPANY PROPERTY,2424 CHARLOTTE AVENUE, METRO PARCEL ID#09211010400, DEED BOOK 1151, PAGE 124-R.O.D.C., TN., FIRST CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS PREPARED BY: BRIAN MCCAIN, P.L.S. TN#2256, SOUTHERN PRECISION LAND SURVEYING, INC., P.O. BOX 220, PEGRAM, TN 37143-0220, FILE NO. 14-0444.

Being part of the same property conveyed to **American Tea & Coffee Company**, by deed from David S. Bubis and I. Bubis, dated April 27, 1940, of record in Book 1151, Page 124, in the Register's Office for Davidson County, Tennessee, and conveyed to **American Tea & Coffee Company**, by Warranty Deed from D. S. Bubis, dated December 22, 1948, of record in Book 1677, Page 605, said Register's Office.

THIS IS UNIMPROVED PROPERTY which has the address of **2424 CHARLOTTE AVENUE, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 21, Page 40, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of April, 2014.

AATCO, INC.

By: _____
JEFFREY BUBIS, Vice-President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JEFFREY BUBIS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Vice-President** of **AATCO, INC.,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing his/her name as such authorized officer.

WITNESS my hand and official seal at office this 16th day of April, 2014.

_____ NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/19/15

****

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00** .

Marcia Young
AFFIANT

Sworn to and subscribed to before me this 16th day of April, 2014.

Gregory S. Lee
NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY