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 30TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-2016

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140029941 DEEDWARR
Recvd: 05/01/14 13:48 2 pgs
Fees:13.00 Taxes:1480.00
20140501-0036896

Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & S Family Entertainment, LLC	**same**	**16108002400**
(NAME)	(NAME)	
90 Volunteer Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, the **Pope Family LP, a Tennessee Limited Partnership**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **S & S Family Entertainment, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. "Parcel B, reserved for commercial", on the plan of Kingswood Park, as shown on plat of record in Plan Book 2900, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James D. Pope and wife, Dorothy M. Pope by Warranty Deed dated 01/14/1965 from the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 3851, page 834, Register's Office for Davidson County, Tennessee, and further being conveyed to Pope Family, L.P., a Tennessee limited partnership by Quit Claim Deed, dated December 31, 1996, from Dorothy M. Pope, James D. Pope having since died on August 10, 1990, of record in Book 10352, page 596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

In addition, this conveyance is subject to the following:

1. Davidson County property taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.
2. All matters as set forth on the Plan of record in Book 2900, page 70, said Register's Office.
3. Restrictive Covenants of record in Book 2963, page 153 and Book 3030, page 491, and corrected in Book 3177, page 227, said Register's Office.
4. Perpetual Easement for Highway Purposes of record in Book 4031, page 56, said Register's Office.
5. Rights of others under any unrecorded leases.
6. All matters shown on the ALTA survey of the subject property dated April 29, 2014, identified as job #14560 and prepared by Steven P. Delle, a Tennessee Licensed Surveyor License # 1710, on behalf of Delle Land Surveying.

unimproved ☐

This is improved ☒ property, known as **5315 Nolensville Pike, Nashville, TN**

(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 my hand this 30th day of April, 2014.

Pope Family LP, a Tennessee Limited Partnership

By: James D. Pope, Jr.
Its: General Partner

By: Marcia P. Foster
Its: General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **James D. Pope, Jr. and Marcia P. Foster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partners of the **Pope Family LP, a Tennessee Limited Partnership**, the within named bargainor, a limited partnership, and that such persons, as such general partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such persons as general partners.

WITNESS my hand and seal this 30th day of April, 2014.

Commission expires: 10-18-2016

Notary Public

MICHAEL J. PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE