SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030290 DEEDWARRSP
Recvd: 05/02/14 12:05 2 pgs
Fees:13.00 Taxes:13320.00
20140502-0037403

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/1/2017

(AFFIX SEAL)

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
REES Acquistions, LLC, a Delaware limited liability company	Same as new Owner	08601009300
(NAME) C/O TVPX 2352 Main Street	(NAME)	
(ADDRESS) Concord, MA 01742	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Oak Valley Lanes, a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **REES Acquistions, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE(S), their * and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*successors

Being a parcel of land in Nashville General Services District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Lebanon Pike, North of Hickory Hill Lane, and being more particularly described as follows:

Lot No. 1 and Reserve Parcel "A" as shown on The Plan of Hermitage Commercial Park, as of record in Plat Book 5210, Page 279, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Oak Valley Lanes, a general partnership by Special Warranty Deed dated 08/03/1989 from Vadborn Realty Corp., a Tennessee corporation of record in Book 7909, Page 486, Register's Office for Davidson County, Tennessee and by Special Warranty Deed dated 12/18/1992 from Aetna Life Insurance Company, a Connecticut corporation of record in Book 8826, Page718, Register's Office for Davidson County Tennessee.

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:
Being those certain perpetual and exclusive easements set forth in the Grant Easement of record in Book 5628, Page 748, in the Register's Office for Rutherford County, Tennessee.

Subject to any and all matters as shown on the plat of record in Book 5210, Page 279, as shown on the survey, said Register's Office.

This conveyance is further subject to (1) Taxes for 2014, not yet due and Payable. (2) Deed for Easement for Water and Sewer Lines of record in Book 3180, Page 556, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3436 Lebanon Pike, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their * and/or assigns, forever. 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.
*successors

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their * and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.
*successors

Witness our hands this 29th day of April, 2014.

OAK VALLEY LANES, A TENNESSEE GENERAL PARTNERSHIP

Larry Cecil Baker
Partner

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Larry Cecil Baker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Partner of Oak Valley Lanes, a Tennessee General Partnership and that he/she/they as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Partner.

WITNESS my hand and seal this 29th day of April, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122