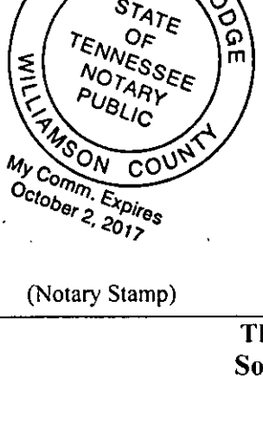
BILL GARRETT, Davidson County
Trans:T20140033864 DEEDWARR
Recvd: 05/15/14 09:54 2 pgs
Fees:13.00 Taxes:3700.00
20140515-0041690




(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
**$1,000,000.00**

Affiant

Subscribed and sworn to before me, this 13th day of May, 2014

Notary Public

My commission expires: 10/2/17

**THIS INSTRUMENT PREPARED BY**
**Solomon Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Michael Todd Reese** | **New Owner**<br>MTR Enterprises, LLC<br>d/b/a Reeses Piggly Wiggly | **072-02-0-181.00 TRACT 1;**<br>**072-02-106.00 TRACT 2** |
| **3611 Gallatin Pike & 3616 Baxter Ave.** | 3611 Gallatin Pike | |
| **Nashville, TN 37216** | Nashville, TN 37216 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Kelley Properties, LLC, a TN limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Michael Todd Reese, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Kelley Properties, LLC of record in Instrument No. 20081028-0107363, correction of record in Instrument No. 20081135-0115576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, page 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 fronts 50 feet on the easterly side of Baxter Street and runs back 217 feet 1 inch on the northerly line and 238 feet 7 inches on the southerly line to a dead line, measuring 52 feet 4 inches thereon.

Being a part of the same property conveyed to Kelley Properties, LLC, a TN limited liability company by deed from T.H.T. Realty Company, a TN General Partnership, comprised of Bobby Dale Tidwell and Joel Rex Tidwell and Mary Jane Huffines, Cynthia Mai Schulert, Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr. and Bobby Dale Tidwell and Joel Rex Tidwell and Mary Jane Huffines, Cynthia Mai Schulert, Donna Elizabeth Seigenthaler and Donald Manning Huffines, Jr., all as individuals of record in Instrument No. 20070709-0081449 Register's Office for Davidson County, Tennessee, dated July 3, 2007 and recorded on July 9, 2007. (Value of consideration shown in aforementioned deed $1,200,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **3611 Gallatin Pike & 3616 Baxter Ave., Nashville, TN 37216.**

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 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/our hand(s) this 13th day of May, 2014.

Kelley Properties, LLC, a TN

By: Kenneth A. Kelley by Jon D Curtis his attorney in fact
Jon D. Curtis, his Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, **Jon D. Curtis** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact on behalf of **Kenneth A. Kelley of Kelley Properties, LLC**, a TN limited liability company and is authorized by said **Kenneth A. Kelley, Chief Manager** of said limited liability company to execute this instrument on its behalf of **Kelley Properties, LLC**.

Witness my hand, at office, this 13 day of May, 2014.

Donna M. Holt
Notary Public

My Commission Expires: 3/6/18

DONNA M. HOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File #: **140195**
**RECORD & RETURN TO:**
**SOLOMON PARKS TITLE & ESCROW, LLC**
**8119 ISABELLA LANE, STE 105**
**BRENTWOOD, TN 37027**