WARRANTY DEED

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2014.

Courtney K. Benjamin
Notary Public

MY COMMISSION EXPIRES: 11/5/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Citi Cinemas, L.C.	Citi Cinemas, L.C.	063160B17900C0
(NAME)	(NAME)	
P.O. Box 1821	P.O. Box 1821	
(ADDRESS)	(ADDRESS)	
Cedar City, Utah 84721-1821	Cedar City, Utah 84721-1821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140979

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, **I, Tracy P Nicholson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Citi Cinemas, L.C.**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 281 on the Plan of Plan of Hampton Park (f/k/a Chitwood Downs, a Planned Unit Development) of record in Book 6900, page 405, as amended in Book 6900, pages 550-552, and as corrected by Certificate of Correction in Book 7452, page 445, and Book 8110, page 401, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Tracy P Nicholson by Warranty Deed from Jennifer Ann Bell, unmarried, dated March 10, 2006 and filed of record in Instrument 20060317-0031179, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions in Book 7351, Page 852, as amended in Book 7451, page 739, and Book 8336, page 393, and the By-Laws appended thereto, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1117 Dawnwood Dr., Old Hickory, TN 37138

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140051026 DEEDWARR
Recvd: 07/16/14 12:27 2 pgs
Fees:13.00 Taxes:462.50
20140716-0062870

Witness my hand this 11th day of July, 2014.

Tracy P Nicholson

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ SUMNER

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

Witness my hand and official seal this 11th day of July, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public