THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/22/14 14:11 3 pgs
Fees:18.00 Taxes:2091.24
20140822-0076868

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $565,200.00

Affiant

Subscribed and sworn to before me as of the 22nd day of August, 2014.

Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL #
KarPlus, Inc. 4403 Harding Road Nashville, TN 37205	SAME	103-15-024.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Ronald D. Atkisson and wife, Karen A. Atkisson,** hereinafter collectively referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **KarPlus, Inc., a Tennessee Corporation,** its successors and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the northerly half of Lot No. 83 on the Plan of Kenner-Manor Company's Second Subdivision of the Kenner Tract as of record in Book 421, page 100, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of Harding Road, the same being located 200.97 feet from the northeasterly margin of Woodmont Boulevard; thence leaving Harding Road and following the southeasterly line of the property conveyed to Walter D. Ragan, et ux of record in Book 1876, page 535, in the Register's Office for said County, S 40 deg. 18' 45" E 96.78 feet to an iron rod in the northeasterly line of the property conveyed to Frances R. Gibson by deed of record in Book 4944, page 383, in the Register's Office for said County; thence with said line N 46 deg. 06' 52" E 99.06 feet to an iron rod at the corner of property conveyed to Clara A. Kempkau of record in Book 1109 page 55, said Register's Office; thence with the line of said property N 39 deg. 41' 43" W 98.58 feet to an iron rod in the southerly margin of Harding Road; thence with the margin of Harding Road S 45 deg. 07' 50" W 100.25 feet to the point of beginning, continuing 0.22 acres, more or less according to survey of Dale and Associates, Inc., dated October 7, 1984 (Job No. 84151).

Being the same property conveyed to Ronald D. Atkisson and Karen A. Atkisson by deed from Woodmont Company, a California limited partnership, of record in Instrument No. 20000901-0086623, Register's Office for Davidson County, Tennessee.

Being known as improved property located at 4403 Harding Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successor and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee

3. Memorandum of Lease by and between M.O. Tomlinson, Lessor and National Advertising, Lessee, dated November 30, 1982, of record at Book 5991, Page 183, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

4. Memorandum of Lease by and between Ron Atkisson, Lessor and Viacom Outdoor, Lessee, dated May 21, 2002, of record as Instrument No. 20021029-0132423, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

5. Memorandum of Lease by and between Ron Atkisson, Lessor and National Advertising, dba Viacom Outdoor, Lessee, dated October 18, 2005, of record as Instrument No. 20060809-0097844, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

6. Memorandum of Optional Lease Agreement by and between Ronald D. Atkisson and Karen A. Atkisson, Lessor and Midas Realty Corporation, a Delaware corporation, Lessee, dated March 3, 2006, of record as Instrument No. 20110810-0061528, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

7. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3676, Page 280, Register's Office for said County.

8. Unrecorded lease from Ronald D. Atkisson and Karen A. Atkisson to Kar Plus, Inc. originally dated January 1, 2009, and amended January 1, 2011.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 22nd day of August, 2014.

Ronald D. Atkisson

Karen A. Atkisson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Ronald D. Atkisson and Karen A. Atkisson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of August, 2014.

Notary Public

My Commission Exp. 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Heather Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Heather Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016