This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0532-D

BILL GARRETT, Davidson County
Trans:T20140063867 DEEDWARR
Recvd: 08/28/14 09:52 2 pgs
Fees:13.00 Taxes:481.00
20140828-0078579

WARRANTY DEED

Address of New Owners:
K&T Associates, LP
c/o Sunbelt Rental, Attn.: Lease Administrator
2341 Deerfield Drive, Fort Mill, SC 29715

Send Tax Bills To:
New Owners

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,
Robert H. Chilton, III

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
K&T Associates, LP, a Tennessee limited partnership

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:

Lying and being in Nashville, Davidson County, Tennessee, also being Lots 16, 17 and 18 of the Rice Lands, as of record in Plat Book 57, Page 126, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod in the Easterly right-of-way line of Polk Avenue, at a corner common with the property of Kenneth D. Petty and Ted L. Petty, as of record in Deed Book 8036, Page 165, at the Register's Office of Davidson County, Tennessee, said existing iron rod being located at Northing: 658,581.96; Easting: 1,749,121.81; on the State Plane Coordinate System NAD 83 (1990); thence leaving the Easterly right-of-way line of Polk Avenue, with the Southerly property line of Kenneth D. Petty and Ted L. Petty, south 83 degrees 53 minutes 58 seconds East 132.50 feet to an existing iron rod in the Westerly right-of-way line of Alley Number 2082; thence with the Westerly right-of-way line of Alley Number 2082, south 06 degrees 01 minutes 42 seconds West 149.79 feet to an existing iron rod, at a corner common with the Northerly right-of-way line of Alley Number 2082; thence leaving the Westerly right-of-way line of Alley Number 2082, with the Northerly right-of-way line of Alley Number 2082, North 83 degrees 59 minutes 32 seconds West 132.50 feet to an existing pk nail at the intersection with the Easterly right-of-way line of Polk Avenue; thence leaving the Northerly right-of-way line of Alley Number 2082, with the Easterly right-of-way line of Polk Avenue, North 06 degrees 01 minute 42 seconds East 150.00 feet to the point of beginning, more or less.

Being part of the same property conveyed to Robert H. Chilton, III, by Special Warranty Deed from 90 Polk Avenue Investors, LLC, a Tennessee limited liability company, dated April 27, 2007, and of record in Instrument Number 20070430-0051325, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Polk Avenue and an alley.

This property is subject to all matters shown on a plat of record in Plat Book 57, Page 126, in the Register's Office of Davidson County, Tennessee.

This property is subject to Agreements for dedication of easements for sanitary sewers and/or storm drainage of record in Book 3857, Page 637; Book 3857, Page 651; Book 3861, Page 591 and Book 5218, Page 594, in the Register's Office of Davidson County, Tennessee.

This property is subject to a sewer main connection of record in Book 2604, Page 617, in the Register's Office of Davidson County, Tennessee.

RIGHT OF FIRST REFUSAL: In the event Grantee desires to sell the Property to a third party on or before August 18, 2024, Grantee shall first notify in writing Grantor of Grantee's intent to sell the above described property to a third party, and at such time as Grantee receives a bona fide written offer from a third party which it wishes to accept, Grantee shall furnish a copy of said offer to Grantor, and such shall be considered as an offer by Grantee to sell the property to Grantor upon the price and terms set forth in the offer so submitted from the third party. Grantor shall have forty-eight (48) hours after delivery of said

offer by Grantee to Grantor within which to accept such offer to purchase the property on such price and terms by delivering a written notice of acceptance to Grantee within such forty-eight (48) hour period. In the event Grantor timely accepts such offer, then closing of sale shall occur as set forth in the offer, as accepted by Grantor. In the event Grantor does not accept the offer so submitted within such forty-eight (48) hour period, then Grantor's right of first refusal shall terminate and be of no further force and effect as to any future offers to purchase the property. In the event Grantor accepts such offer within the forty-eight (48) hour period but does not close the sale of the property as set forth in the offer, as accepted, then this right of first refusal shall termite as to all future offers to purchase the property.

This is (X) Unimproved ( ) Improved property known as 87, 85 & 83 Polk Avenue, Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 19th day of August, 2014.

Robert H. Chilton, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Chilton, III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of August, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

Map & Parcels: 10605008700/10605008800/10605008900