BILL GARRETT, Davidson County
Trans:T20140063915 DEEDWARR
Recvd: 08/28/14 10:49 2 pgs
Fees:13.00 Taxes:1850.00
20140828-0078639

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

BOX 303 RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me as of the 15th day of August, 2014.

Notary Public

My Commission Expires: 10/19/16

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
ADCT Investments, LLC 1660 Antioch Pike Antioch, TN 37013	SAME	148-07-0-179.00

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, **J.F.R. Realty, LLC, a Tennessee limited liability company**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **ADCT Investments, LLC, a Tennessee limited liability company,** its successor and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Amended and Final Section Two Antioch Commercial P.U.D. of record in Plat Book 6250, Page 245, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that portion of property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8395, page 938, described as follows:

RIGHT-OF-WAY TAKE: Beginning at a point, said point being the Southerly properly corner and being on the existing right-of-way of Antioch Pike; thence along said right of way line N31°57'25"E for 99.89 feet to a point on the common property line of parcels 148-7-178 and 148-7-179; thence along said property line S58°15'41"E for 9.85 feet to a point on the proposed right-of-way line of Antioch Pike; thence along said right-of-way line S31°22'40"W for 99.34 feet to a point on the common property line of parcels 148-7-179 and 148-7-180; thence along said property line N61°10'44"W for 10.87 feet to the point of beginning and containing therein an area of 1,031 square feet, more or less.Being the same property conveyed to Auto Center Properties, Inc., a Tennessee corporation by deed from Automobiles & More, Inc., a Tennessee corporation of record in Instrument No. 20090102-0000253 Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 2, 2009.

Being the same property conveyed to J.F.R. Realty, LLC, a Tennessee limited liability company by deed from Auto Center Properties, Inc., a Tennessee limited

liability company of record in Instrument No. 20130104-0001256 Register's Office for Davidson County, Tennessee, dated January 3, 2013 and recorded on January 4, 2013.

Being improved property at 1660 Antioch Pike Antioch, TN 37013.

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 6250, Page 245, Register's Office for Davidson County, Tennessee.
3. Easements for the construction, maintenance and operation of a system of sewerage of record in Book 3404, Page 519, in the Register's Office for Davidson County, Tennessee.
4. Easement for the purpose of an access road and a 20' sewer line easement to the First Surburban Water Utility District of Davidson County, Tennessee of record in Book 3615, Page 194, in the Register's Office for Davidson County, Tennessee.
5. Sanitary Sewer and temporary construction easement of record in Book 4505, Page 690, in the Register's Office for Davidson County, Tennessee.
6. Sanitary sewer and/or storm drainage easements of record in Book 5211, Page 369, in the Register's Office for Davidson County, Tennessee.
7. Maintenance Agreement of record in Book 6450, Page 100, in the Register's Office for Davidson County, Tennessee.
8. Deed to the Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8395, Page 938, in the Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8735, Page 368, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9340, Page 95, in the Register's Office for Davidson County, Tennessee.

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 name to be affixed hereto as of the 15th day of August, 2014.

J.F.R. Realty, LLC, a Tennessee limited liability company

By: Joseph F. Racchetti

Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Joseph F. Racchetti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (title) of J.F.R. Realty, LLC, a Tennessee limited liability company the within named bargainor, and that he/ she in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Managing Member (title).

Witness my hand and official seal in Nashville, Tennessee this 15 day of August, 2014

Notary Public

My Commission Expires: 10/18/16

SAMUEL F. ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY