THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $2,750,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of October, 2014.

Notary Public

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140082191 DEEDWARR
Recvd: 10/31/14 11:42 3 pgs
Fees:18.00 Taxes:10175.00
20141031-0100555

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
TKM Real Estate, LLC 1901 Lebanon Pike Nashville, Tennessee 37210-3229	New Owner	Map 050-00-0 Parcel 033.00 P/O

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **Chambliss Denny Properties, a Tennessee general partnership, by and through all of its undersigned partners, formerly Chambliss Denny Properties, LLC,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **TKM Real Estate, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee,

See Exhibit "A" attached hereto and incorporated by reference herein.

Being a part of the same property conveyed to Chambliss Denny Properties, LLC, by deed of record in Instrument No. 20041015-0124507, Register's Office for Davidson County, Tennessee. Chambliss Denny Properties, LLC having subsequently filed a certificate of conversion with the Secretary of State of Tennessee, Control No. 455024, effective April 6, 2011, whereby Chambliss Denny Properties, LLC converted to Chambliss Denny Properties, a Tennessee general partnership, having Steve Denny, Terry Denny and Scotty Chambliss as equal general partners.

2014 Metropolitan Government taxes and future years taxes are assumed by the Grantee.

TKM Real Estate, LLC having filed articles of organization which are of record in Instrument No. 20111013-0079580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters set forth on that certain plan of record in Plat Book 547, Page 26, Register's Office for Davidson County, Tennessee; easement of record in Book 6275, Page 707, said Register's Office; agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 6077, Page 488, said Register's Office; easement contracts of record in Book 2594, Page 161 and Book 2549, Page 589, said Register's Office; easements of record in Book 6063, Page 770, said Register's Office; agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 6932, Page 34, said Register's Office; easements of record in Book 6478, Page 525, said Register's Office; storm water detention agreement of record in Instrument No. 20060518-0058367, said Register's Office; and agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20060518-0058380, said Register's Office.

This is improved property known as 3570 Dickerson Pike, Nashville, Tennessee 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and its does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above, and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 31st day of October, 2014.

CHAMBLISS DENNY PROPERTIES, a Tennessee General Partnership, by and through all of its partners

By: _____
STEVE DENNY, GENERAL PARTNER

By: _____
TERRY DENNY, GENERAL PARTNER

By: _____
SCOTTY CHAMBLISS, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, of the State and County aforesaid, personally appeared Steve Denny, Terry Denny and Scotty Chambliss, the duly authorized partners, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the partners of Chambliss Denny Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that such persons, as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and seal, at office, in Nashville, Tennessee, this 31st day of October, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

CHAMBLISS DENNY 15 ACRE LEGAL DESCRIPTION

BEING A CERTAIN TRACT OF LAND LYING IN THE THIRD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING A PORTION OF PARCEL 33 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 50. SAID PARCEL IS LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE AND BEING SOUTH 03 DEGREES 22 MINUTES 15 SECONDS WEST, 313.70 FEET FROM THE SOUTHERLY RADIUS RETURN OF BELLSHIRE DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES, IN THE WESTERLY RIGHT-OF-WAY OF DICKERSON PIKE AN 80' PUBLIC RIGHT-OF-WAY AS SHOWN ON T.D.O.T. RIGHT-OF-WAY PLANS, PROJECT NO. F-011-3(2), SHEET 10, DATED 05/25/49, AT THE SOUTHEASTERLY CORNER OF THE SOUTHERLY HALF OF LOT 1 AS SHOWN ON THE PLAT ENTITLED BELLSHIRE ESTATES, SECTION 5, OF RECORD IN PLAT BOOK 2133, PAGE 114, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 02 DEGREES 41 MINUTES 44 SECONDS, A RADIUS OF 11,500.00 FEET, AN ARC LENGTH OF 541.05 FEET, A CHORD BEARING OF SOUTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 541.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH A NEW LINE OF DIVISION, SEVERING THE PROPERTY OF CHAMBLISS DENNY PROPERTIES, L.L.C. OF RECORD AS INSTRUMENT NUMBER 20041015-0124507, R.O.D.C.T., FOR THE NEXT EIGHT CALLS:
1) SOUTH 79 DEGREES 28 MINUTES 27 SECONDS WEST, 341.30 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
2) SOUTH 11 DEGREES 07 MINUTES 34 SECONDS EAST, 99.26 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
3) SOUTH 77 DEGREES 09 MINUTES 00 SECONDS WEST, 155.56 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
4) NORTH 23 DEGREES 03 MINUTES 32 SECONDS WEST, 96.56 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
5) NORTH 35 DEGREES 13 MINUTES 24 SECONDS WEST, 227.35 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
6) NORTH 43 DEGREES 33 MINUTES 34 SECONDS WEST, 229.63 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
7) NORTH 50 DEGREES 15 MINUTES 23 SECONDS WEST, 132.98 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES;
8) NORTH 50 DEGREES 47 MINUTES 02 SECONDS WEST, 282.21 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES IN THE EASTERLY LINE OF LOT 144 AS SHOWN ON THE PLAT ENTITLED BELLSHIRE TERRACE, SECTION 1, PHASE 1, OF RECORD IN PLAT BOOK 6250, PAGE 132, R.O.D.C.T.;

THENCE, WITH SAID LOT 144, LOT 145 AND THE EASTERLY TERMINUS OF EWING CREEK DRIVE AS SHOWN ON SAID PLAT ENTITLED BELLSHIRE TERRACE, SECTION 1, PHASE 1, FOR THE NEXT THREE CALLS:
1) NORTH 26 DEGREES 46 MINUTES 39 SECONDS EAST, 129.56 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHEASTERLY TERMINUS OF EWING CREEK DRIVE;
2) NORTH 27 DEGREES 03 MINUTES 31 SECONDS EAST, 40.43 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY TERMINUS OF EWING CREEK DRIVE;
3) NORTH 27 DEGREES 00 MINUTES 30 SECONDS EAST, 172.50 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWESTERLY CORNER OF LOT 152 AS SHOWN ON THE PLAT ENTITLED BELLSHIRE ESTATES, SECTION 5, OF RECORD IN PLAT BOOK 2133, PAGE 114, R.O.D.C.T.;
THENCE, WITH LOTS 1 & 149 – 152 OF SAID BELLSHIRE ESTATES, SECTION 5, SOUTH 74 DEGREES 14 MINUTES 16 SECONDS EAST, 1010.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 653,295 SQUARE FEET OR 15.00 ACRES, MORE OR LESS.