WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
FCMG Properties, LLC	NEW OWNER	Parcel ID:
1132 Seven Points Pass		095-040 044.00
Hermitage, TN 37076		095.040 046.00

FOR AND IN 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, we

J. Gary Allen and wife, Teryl P. Allen

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

FCMG Properties, LLC

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:

Tract I
Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Lebanon Road, between McGavock Pike and Graylynn Drive, being a portion of the property conveyed to Mary C. Freeman by Freeman BMD, a Delaware joint venture, by deed of record in Book 7769, Page 379, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly margin of Lebanon Road said point being easterly 552 feet, more or less, from the centerline of McGavock Pike;

Thence, with said margin N 78 deg. 35' E, 88.47 feet to a point;

Thence, leaving said margin S 11 deg. 17' E, 200.01 feet to a point;

Thence, S 78 deg. 35' W, 90.56 feet to a point;

Thence, N 10 deg. 41' W, 200.03 feet to the point of beginning.

Containing 17,904 square feet or 0.41 acres, more or less.

BILL GARRETT, Davidson County
Trans:T20140083158 DEEDWARR
Recvd: 11/04/14 11:20 2 pgs
Fees:13.00 Taxes:3052.50
20141104-0101757

Tract II
Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Lebanon Road between McGavock Pike and Graylynn Drive, being a portion of the property conveyed to Mary C. Freeman by Freeman BMD, a Delaware joint venture, by deed of record in Book 7769, Page 379, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly margin of Lebanon Road, said point being easterly 455 feet, more or less, from the centerline of McGavock Pike;

Thence, with said margin N 78 deg. 35' E, 97.18 feet to a point;

Thence, leaving said margin S 10 deg. 41' E, 407.13 feet to a point in the northerly line of Eva More Heights Subdivision as of record in Book 1424, Page 149, R.O.D.C.;

Thence, with said line 83 deg. 56' W, 73.18 feet to a point;

Thence, continuing with said line N 83 deg. 54' W, 25.07 feet to a point;

Thence, leaving said line with the easterly line of property conveyed to B.N. Oakley by deed of record in Book 5117, Page 818, R.O.D.C., N 11 deg. 09' W, 377.57 feet to the point of beginning.

Containing 37,498 square feet or 0.86 acre, more or less.

Tracts I and II are described in a survey dated August 29, 1990, prepared and certified by Wendell H. Talley, Sr. of Barge, Waggoner, Sumner and Cannon, Tennessee License No. 785, whose address is 162 Third Avenue North, Nashville, TN. 37219.

Being the same property conveyed to J. Gary Allen and spouse, Teryl P. Allen by deed from Mary C. Freeman, of record in Book 8191, Page 702, dated September 5, 1990, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2741, Page 2, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; and (2) Deed for Easement of record in Book 8194, Page 710; Ingress and Egress Easement of record in Book 2496, Page 492 amended in Book 3945, Page 210; Sanitary Sewer Easement of record in Book 4278, Page 168; Book 4281, Page 240 and 243; and Book 4298, Page 508; and Ingress and Egress Easement of record in Book 2903, Page 509, said Register's Office.

Power of Attorney of record in Instrument 20141104.0101756, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2515 & 2517 Lebanon Pike, Nashville, TN 37214

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 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 our hands this 30th day of October, 2014.

J. Gary Allen

Teryl P. Allen by J. Gary Allen, Attorney in Fact

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 J. Gary Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2014.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, J. Gary Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Teryl P. Allen as his/her/their Attorney in Fact as the free act and deed of the within named Teryl P. Allen.

Witness my hand and official seal at Nashville, Tennessee the 30th day of October, 2014.

My Commission Expires: 7-2-18

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.