BILL GARRETT, Davidson County
Trans:T20140083295 DEEDWARR
Recvd: 11/04/14 14:37 3 pgs
Fees:18.00 Taxes:4070.00
20141104-0101910

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

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me as of the 30th day of October, 2014.

Notary Public

My Commission Expires: MAR. 7, 2017

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Badass Properties, LLC 3309 Fairmont Drive Nashville, TN 37203	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, **KarPlus, Inc., a Tennessee Corporation**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Badass Properties, LLC, a Tennessee limited liability company,** 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, containing 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 the same property conveyed to KarPlus, Inc., a Tennessee Corporation by deed from Ronald D. Atkisson and Karen A. Atkisson, of record in Instrument No. 20140822-0076868, Register's Office for Davidson County, Tennessee.

Being Improved Property known as 4403 Harding Road, Nashville, TN 37205.

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

2. 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.

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

4. Rights of Eurofix under an unrecorded lease, as disclosed in Contract for Sale of Real Estate dated 09/01/14 with Charles E. Cook, buyer.

Grantor further covenants and binds itself, its successor and/or assigns 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 its name to be affixed hereto as of the 30 day of October, 2014.

KarPlus, Inc., a Tennessee Corporation

BY: _____

Ronald D. Atkisson, President

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, 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 President of KarPlus, Inc., a Tennessee Corporation the within named bargainor, and that he 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 corporation by himself as President.

Witness my hand and official seal in Nashville, Tennessee this 30th day of October, 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