| WARRANTY DEED | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $225,000.00.<br><br>Subscribed and sworn to before me, this the 5th day of February, 2015.<br><br>Notary Public<br><br>My Commission Expires: 1-5-2016 |
|---|---|

BILL GARRETT, Davidson County
Trans:T20150010272 DEEDWARR
Recvd: 02/10/15 10:24 3 pgs
Fees:18.00 Taxes:832.50
20150210-0012186

**THIS INSTRUMENT PREPARED BY**
**Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219**

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Garrett Enterprises, GP<br>131 Saundersville Road, Suite 130<br>Hendersonville, TN 37075 | 025-04-0-029.00<br>025-04-0-028.00 | New Owner |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Timothy Matthew Garrett (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Garrett Enterprises, GP, a Tennessee general partnership (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to 2014 real property taxes, which are to be pro-rated as of closing and assumed by Grantee and all matters of record; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to the amount of acreage or square footage contained in the Property.

This is improved property, known as 117 N. Main Street, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 5th day of February, 2015.

GRANTOR:

Timothy Matthew Garrett

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Timothy Matthew Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 5th day of February, 2015.

Jennifer A. Mustain
NOTARY PUBLIC

My Commission Expires: 12/19/2016

JENNIFER A MUSTAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

## EXHIBIT A
## PROPERTY DESCRIPTION

Lot 1 on the Final Plat of Hillard Lyons Trust Subdivision of record in Instrument No. 20150130-0009096, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy M. Garrett by Special Warranty Deed from Cumberland Trust & Investment Company, Trustee of the Timothy M. Garrett Trust, created under the will of John C. Garrett, Jr., of record in Instrument No. 20150210-0012183 Register's Office for Davidson County, Tennessee.

The Property is further described as follows:

A Tract of land in the Second Civil District of Davidson County, City of Goodlettsville, Tennessee, being more particularly described from a survey by John O. Spry of Ragan Smith Associates, Inc. dated September 12, 1995, Job No. 95-119 as follows:

Beginning at an iron pin (set) on the easterly right-of-way line of Dickerson Pike, U.S. Hwy. 41/31W, State Route 11 (66-foot R.O.W.) that is 116.02 feet south of the intersection of the southerly right-of-way line of Myers Street (30-foot R.O.W.), with the easterly right-of-way line of Dickerson Pike; thence,

1. Leaving said right-of-way line, with a new line, N80°52'37" E a distance of 39.86 feet to an iron pin (set); thence,
2. S71°17'08" E a distance of 22.81 feet to an P.K. nail (set); thence,
3. S82°57'56" E a distance of 44.01 feet to a P.K. nail (set); thence,
4. N78°52'35" E a distance of 23.00 feet to a P.K. nail (set); thence,
5. S10°45'55" E a distance of 54.28 feet to an iron pin (set) in the northerly property line of a tract of land deeded to Livie C. Kimmel as of record in deed book 2638, page 279, R.O.D., Tennessee; thence,
6. With the northerly property line of the Livie C. Kimmel tract, in part, S71°22'55" W a distance of 57.51 feet to an iron pin (set); thence,
7. With the westerly property line of the Kimmel tract, S08°32'05" E a distance of 24.00 feet to an iron pin (set);
8. With the northerly property line of the Kimmel tract, S81°42'55" W a distance of 58.00 feet to an iron pin (set) on the easterly right-of-way line of Two Mile Pike; thence
9. With the easterly right-of-way line of Two Mile Pike, N32°37'05" a distance of 32.50 feet to an iron pin (set) in the easterly right-of-way line of Dickerson Pike; thence,
10. Northwestwardly, with the easterly right-of-way line of Dickerson Pike, having a 2898.47 foot radius curve to the left an arc distance of 79.18 feet to the point of beginning. Said curve has a chord bearing and distance of N08°20'26" W, 79.18 feet.

This tract contains 10.721 square feet or 0.246 of an acre more or less as calculated by the above courses which were determined within the precision requirements of a class Urban ALTA/ACSM Land Title Survey of 1992.