BILL GARRETT, Davidson County
Trans:T20150035677 DEEDWARR
Recvd: 05/08/15 10:36 2 pgs
Fees:13.00 Taxes:1480.00
20150508-0042256

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
15-0030CVB

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2015

Notary Public COMMISSION EXPIRATION 05/16/17
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Champion Car Wash, LLC 5307 Cane Ridge Rd. Antioch, TN 37013	Champion Car Wash, LLC 2701 Morgan Rd. Joelton, TN 37080	136 00 0 203.00

WARRANTY DEED

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, I/WE,

Pro H20 Auto Wash, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Champion Car Wash, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel One:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cloverleaf Estates, Section 3, of record in Book 4460, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Parcel Two:

Land in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument at the southwesterly corner of Lot 3 of Cloverleaf Estates, Section 3, of record in Book 4460, Page 112, Register's Office for said County; thence, North 86 degrees 44 minutes 30 seconds West, a distance of 90.17 feet to an iron pin; thence, North 0 degrees 31 minutes West, a distance of 195.89 feet to an iron pin at

the southwest corner of Lot 1 of Cloverleaf Estates, Section 1, of record in Book 3700, Page 99, Register's Office for said County; thence, along the southerly boundary of said Lot 1, Cloverleaf Estates, Section 1, South 89 degrees 19 minutes East, a distance of 90.0 feet to a concrete monument at the northwesterly corner of said Lot 3 Cloverleaf Estates, Section 3; thence, along the westerly boundary of said Lot 3, Cloverleaf Estates, Section 3, South 0 degrees 31 minutes East, a distance of 199.9 feet to the point of beginning.

Being the same property conveyed to Pro H2O Auto Wash, LLC, a Tennessee Limited Liability Corporation, by Special Warranty Deed from PrimeTrust Bank n/k/a Pinnacle National Bank, as further assigned to Fortuna Partners, LLC a Tennessee limited liability company, executed on October 1, 2012 and recorded on October 10, 2012 in Instrument No. 20121010-0092658 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5307 Cane Ridge Rd., Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2015.

Pro H20 Auto Wash, LLC

BY: _____
Jeffrey D. Allen, President

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffrey D. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Pro H20 Auto Wash, LLC, a Tennessee limited liability company, the bargainor, and who acknowledged he as such President is authorized by Pro H20 Auto Wash, LLC to execute this instrument on its behalf , and that as President, is authorized by of Pro H20 Auto Wash, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Cheatham County, Tennessee this 1st day of May, 2015.

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public
My Commission Expires: COMMISSION EXPIRATION 05/16/17