THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27189-1
Box 14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Plaza West, Inc. Attn: Mr. Nabil Yafai 1324 West Running Brook Road Nashville, TN 37209	New Owner	114-00-0-114.00

LIMITED WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, the undersigned, **GARY L. HESS and THOMAS W. HESS**, the hereinafter called **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **PLAZA WEST INC.**, a Tennessee cororation, hereinafter called the **Grantee**, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

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

BEING part of the same property conveyed to John W. Hess and wife, Ethel Hess and Lawrence N. Stevens and wife, Thelma Stevens, by deed dated July 23, 1947 from H.C. Carter and wife, Johnie Carter, of record in Book 1515, Page 292, Register's Office for Davidson County, Tennessee. The said Lawrence N. Stevens having since died. The said Thelma Stevens further conveyed her 1/2 undivided interest to Thomas Wayne Hess and Gary Lee Hess by Installment Deed dated June 21, 1984, of record in Book 6330, Page 258, said Register's Office. The said John W. Hess having since died. The said Ethel Hess further conveyed her 1/2 undivided interest to Gary L. Hess and Thomas W. Hess by Quitclaim Deed dated March 17, 1995, of record in Book 9623, Page 983, said Register's Office.

This improved commercial property is also known as 7401 Charlotte Pike, Davidson County, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever; and Grantors 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 are unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons, claiming by, through or under the Grantors, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20150042206 DEEDWARR
Recvd: 06/01/15 09:45 4 pgs
Fees:23.00 Taxes:2571.50
20150601-0050176

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 29th day of May, 2015.

Gary L. Hess

Thomas W. Hess

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary L. Hess and Thomas W. Hess, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of May, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

Subscribed and sworn to before me this
29th day of May, 2015.

Notary Public
My commission expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Exhibit "A"
Legal Description

LAND in the 8th, formerly 12th, Civil District of Davidson County, Tennessee being Lot No. 1 on a survey of a part of H.C. Carter's 11.82 acre tract of land, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1947, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the intersection of the line of said Old Hickory Boulevard and the center of Charlotte Pike; thence, with the center line of said Charlotte Pike, South 46° 30' West 388.5 feet to the intersection of the center line of said Charlotte Pike and the easterly margin of a 30 foot reserved strip; thence, with easterly margin of said reserved strip, South 13° 34' East 103 feet to the Northwest corner of Lot No. 2 on said survey; thence, with the line between said Lots Nos. 1 and 2, North 73° 26' East 308.7 feet to a point in the center of said Old Hickory Boulevard; thence, with the center of said boulevard, North 8° West 283.9 feet to the beginning, containing 1.40 acres, more or less.

Specifically excluded herein are those portions of Parcel #1 and Parcel #2 condemned by the State of Tennessee by Consent Decree of record in Book 8555, Page 594, and recorded in the Register of Deeds Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2015 and subsequent years, not yet due and payable.

2. Permanent Drainage Easement as set out in Book 8555, Page 594, Register's Office for Davidson County, Tennessee.

3. Subject to the right-of-way of Old Hickory Boulevard and Charlotte Pike.