Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0430HV

STATE ~~OF TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

D.E. Ryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2015.

Notary Public
Commission Expires: 10-28-2015

BILL GARRETT, Davidson County
Trans:T20150052926 DEEDWARR
Recvd: 07/01/15 10:09 2 pgs
Fees:13.00 Taxes:925.00
20150701-0063529

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
PE Ventures 1034 Chancery Lane Nashville, TN 37215	OWNER	169.00-000

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,

D.E. Ryan

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

PE Ventures, a Tennessee general partnership

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:

A TRACT OF LAND IN THE NINTH CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TN AND BEING GENERALLY LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF THE NATCHEZ TRACE PARKWAY (R.O.W. VARIES) AND TENNESSEE HIGHWAY 100 (R.O.W. VARIES) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERN R.O.W. OF NATCHEZ TRACE PARKWAY AND THE SOUTHERN R.O.W. OF TN. HIGHWAY 100, THENCE

1) WITH THE R.O.W. OF TN. HIGHWAY 100, N 81°21'09" E A DISTANCE OF 203.38 FEET TO AN IRON PIN IN THE WESTERN LINE OF THE STEPHENS CHRISTIAN TRUST, AS EVIDENCED IN DOCUMENT NO. 20030123-009492, R.O.D.C., TN, THENCE 2) LEAVING SAID MARGINE OF TN. HIGHWAY 100 AND WITH THE WESTERN LINE OF THE STEPHENS CHRISTIAN TRUST, S 07°52'58" W A DISTANCE OF 108.28 FEET TO AN IRON PIN, THENCE 3) CONTINUING, S83°56'47" W A DISTANCE OF 185.43' TO AN IRON PIN, THENCE 4) CONTINUING, S 03°29'59" E A DISTANCE OF 76.09 FEET TO AN IRON PIN IN THE NORTHERN LINE OF BOBBY T. HILL, AS EVIDENCED IN DOCUMENT NO. 20111122-0091473, R.O.D.C., TN, THENCE 5) LEAVING THE WESTERN LINE OF THE STEPHENS CHRISTIAN TRUST AND WITH THE NORTHERN LINE OF HILL, S 89°25'26" W A DISTANCE OF 65.26 FEET TO AN IRON PIN IN THE EASTERN MARGIN OF THE NATCHEZ TRACE PARKWAY, THENCE 6) LEAVING THE NORTHERN LINE OF HILL AND WITH THE EASTERN MARGIN OF THE NATCHEZ TRACE PARKWAY, N 22°50'51" E A DISTANCE OF 157.81

FEEET TO AN IRON PIN, THENCE 7) CONTINUING, N 05°15'17" W A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING, according to survey by Joseph E. Ahler, R.L.S. Number 1434, dated 6/24/2015.

Being the same property conveyed to D.E. Ryan by Margaret Major, Executrix of the Estate of C. W. Major, deceased, and Rena Shaub, Herman Major, James Crockett, Ann Sanders and Barbara Walden, all of whom are the beneficiaries under the Last Will and Testament of the said C. W. Major, deceased, and Marilyn Braswell Hestle, the widow of James T. Hestle, Jr. and sole beneficiary under the Last Will and Testament of James Thomas Hestle, Jr., deceased, (James T. Hestle, Jr. and James Thomas Hestle, Jr. being one and the same peson), who was also a beneficiary under the Last Will and Testament of C. W. Major, deceased, but has since died, dated on 4/02/1997 and filed for record on 4/08/1997 in Book 10410, Page 937 in Register's Office for Davidson County, Tennessee.

INGRESS AND EGRESS EASEMENT (Non-Exclusive) TO AND FROM THIS PROPERTY AND ADJOINERS AS EVIDENCED IN DOCUMENT NO. 20030123-0009492 AND DEED BOOK 6503, PAGE 161, R.O.D.C., TN, is hereby conveyed unto the grantee.

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 unimproved property known as: Hwy 100, Nashville, TN 37221.

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 25th day of June, 2015.

D.E. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **D.E. Ryan** 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 25th day of June, 2015.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.