Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0429HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

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

Notary Public
Commission Expires: 10-28-2015

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	169-054.00

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,

Bobby T. Hill

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 AN IRON PIN IN THE EASTERN MARGIN OF THE NATCHEZ TRACE PARKWAY; SAID IRON PIN BEING APPROXIMATELY 185 FEET SOUTH OF THE INTERSECTION OF THE EASTERN MARGIN OF THE NATCHEZ TRACE PARKWAY AND TN. HIGHWAY 100, SAID IRON PIN BEING THE SOUTHWEST CORNER TO D.E. RYAN, AS EVIDENCED IN DEED BOOK 10410, PAGE 937, R.O.D.C., TN, THENCE 1) LEAVING THE EASTERN MARGIN OF THE NATCHEZ TRACE PARKWAY AND WITH THE SOUTHERN LINE OF SAID D.E. RYAN, N 89°25'26" E A DISTANCE OF 65.26 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 THE SOUTHERN LINE OF RYAN AND WITH THE WESTERN LINE OF THE STEPHENS CHRISTIAN TRUST, S 08°57'26" W A DISTANCE OF 388.46 FEET TO AN IRON PIN, THENCE 3) CONTINUING, N 82°37'51" W A DISTANCE OF 206.06 FEET TO AN IRON PIN IN THE EASTERN MARGIN OF THE NATCHEZ TRACE PARKWAY, THENCE 4) LEAVING THE LINE OF THE STEPHENS CHRISTIAN TRUST AND WITH THE EASTERN MARGIN OF THE NATCHEZ TRACE PARKWAY, N 29°13'46" E A DISTANCE OF 408.67 FEET TO THE POINT OF BEGINNING, according to survey by Joseph E. Ahler, R.L.S. Number 1434, dated 6/24/2015.

BILL GARRETT, Davidson County
Trans: T20150052932 DEEDWARR
Recvd: 07/01/15 10:11 2 pgs
Fees: 13.00 Taxes: 185.00
20150701-0063532

Being the same property conveyed to Bobby T. Hill by Warranty Deed from Marvin Dale Smith and wife, Linda Elder Smith, of record dated 11/21/11 and filed for record on 11/21/11 in Instrument No. 20111122-0091473, 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.

Bobby T. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobby T. Hill** 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

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

(Notary Seal)