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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15054146** | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Rutherford )<br>The actual consideration or value, whichever is greater, for this transfer is: $1,080,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of July, 2015.<br><br>Notary Public<br>My Commission Expires: |

BILL GARRETT, Davidson County
Trans:T20150057304 DEEDWARR
Recvd: 07/15/15 09:21 2 pgs
Fees:13.00 Taxes:3996.00
20150715-0068861

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-28-2018

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Global Holdings, Inc<br>915 18th Avenue South<br>Nashville TN 37212-2152 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104-04-0-063 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Storefront Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Global Holdings, Inc, a Tennessee Corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 155, on the Plan of O. B. Hayes Plan of Small Lots, as shown on the plat of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Storefront Properties, L.L.C., a Tennessee limited liability company by Warranty Deed from Robert E. Young, Trustee, recorded on the 30th day of June, 1997 in Deed Book 10510, Page 836, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. B. HAYES PLAN OF SMALL LOTS, as recorded in Plat Book 1, Page(s) 81.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Storefront Properties, LLC recorded in Book 10497, Page 567.
Easement for Ingress/Egress, recorded in Book 6561, Page 370.

This is improved property located at 915 18th Avenue South Nashville TN 37212-2152

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10th day of July, 2015.

Storefront Properties, LLC

By: Dennis W. Morgan, Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Dennis W. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Storefront Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 10th day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018