BILL GARRETT, Davidson County
Trans:T20150064002 DEEDWARRSP
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Fees:23.00 Taxes:1387.50
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Prepared By:
James-Bates-Brannan-Groover-LLP
3399 Peachtree Road NE
Suite 1700, Buckhead Tower at Lenox Square
Atlanta, Georgia 30326
Attn: T. Daniel Brannan, Esq.

After Filing Please Return to:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
Attn: Cissy Williams

**SPECIAL WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| SAI MANAGEMENT INC | SAI MANAGEMENT INC | |
| (Name) | (Name) | 16800008000 |
| 58 Wright Lane | 58 Wright Lane | |
| (Address) | (Address) | |
| Crossville, TN 38572 | Crossville, TN 38572 | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), paid by Grantees (as that term is defined below) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STATE BANK AND TRUST COMPANY, a Georgia banking corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SAI MANAGEMENT INC, a Tennessee corporation ("Grantee"), their successors, heirs and assigns, that certain

X improved __ unimproved real estate located at 8993 Highway 100, Nashville, Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs and assigns forever. Grantor covenants that (i) Grantor is lawfully seized and possessed of said real estate in fee simple, and (ii) has good right to convey said real estate, subject to the matters set forth in Exhibit B attached hereto (the "Permitted Encumbrances").

Grantor further warrants and agrees to forever defend the title to said real estate unto Grantees against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise;

**(Continuation of Special Warranty Deed)**

provided, however, that Grantor's conveyance of said real estate and Grantor's warranties of title contained herein are and shall be subject to the Permitted Encumbrances.

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

Witness our hand as of the 31st day of July, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

State Bank and Trust Company, a Georgia banking corporation

BY: _____
James B. Bagwell, Senior Vice President

Witness Name: Jessica Embry

State of Georgia
County of Fulton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, James B. Bagwell, who acknowledged to me that he is Senior Vice President of State Bank and Trust Company, and that in his capacity as Senior Vice President for State Bank and Trust Company he executed, signed and delivered the above and foregoing instrument after having been authorized by State Bank and Trust Company and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal as of the 31st day of July, 2015.

_____
Notary Public
My Commission Expires: _____

BRIDGET N. WILLIAMS NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES SEPT. 7, 2016

State of Georgia
County of Fulton

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

_____
James B. Bagwell, Senior Vice President

Subscribed and sworn to before me as of the 31st day of July, 2015.

_____
Notary Public

My Commission Expires: _____

BRIDGET N. WILLIAMS NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES SEPT. 7, 2016

RE: 8993 Highway 100, Nashville, Davidson County, Tennessee

# EXHIBIT "A"

## [Legal Description]

Land in Davidson County, Tennessee, being further described as follows:

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being the property conveyed to Tina Marie Anderson by instrument of record in Book 8632, Page 493, Registers Office for Davidson County, Tennessee and being more particularly described according to a survey by Benny M. Cantrell, Tennessee RLS #1638, dated June 11, 2005 as follows:

Beginning at a point in the southerly right of way line of Highway 100, said point being the northwesterly corner of property conveyed to Timothy L. Anderson and wife, Tina Anderson by instrument of record in Book 10844, page 79, Registers Office for Davidson County, Tennessee and being the northeasterly corner of the herein described tract; thence leaving said right of way line with the westerly line of said Timothy Anderson property South 12 degrees 30' 00" East 1853.94 feet to an existing iron pin; thence, leaving said westerly line with the northerly line of property conveyed to the Chamundi/Hirayna and Saraswathi Devi Gowda Charitable Trust by instrument of record as instrument No. 20001102-0108991, Register's Office for Davidson County, Tennessee, South 82 degrees 53' 53" West 216.67 feet to an iron rod; thence leaving said northerly line with the easterly line of property conveyed to Gowda and Bhat Family Limited Partnership by instrument of record in Book 10659, page 45, Registers Office for Davidson County, Tennessee, North 13 degrees 03' 00" West 8121.76 feet to an existing iron pin located in the southerly right of way line of Highway 100; thence leaving said easterly line with the southerly right of way line of Highway 100 North 72 degrees 52' 00" East, 28.62 feet to an iron rod; thence continuing South 17 degrees 08' 00" East, 7.00 feet to an existing concrete monument; thence North 72 degrees 52' 00" East 204.75 feet to an existing iron pin and the point of beginning.

Being the same property conveyed to SUNRISE MKT, INC., A TENNESSEE CORPORATION, by deed from JP INTERNATIONAL, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20070815-0097454, dated August 7, 2007, said Register's Office.

Being the same property conveyed to State Bank and Trust Company, a Georgia banking corporation, from Charles S. Sanger, Successor Trustee, by Successor Trustee's Deed dated April 8, 2015, recorded as Instrument Number 20150423-0036446 on April 23, 2015, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Encumbrances]

All liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Property, as well as standby fees, real estate taxes, and assessments on the Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property.