THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20150065735 DEEDWARR
Recvd: 08/07/15 13:43 3 pgs
Fees:18.00 Taxes:2309.17
20150807-0078979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $624,100.00.

M. Scott Patton
AFFIANT

Subscribed and sworn to before me, this 7th day of August, 2015.

Notary Public

My Commission Expires:

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
3803 Partners, LLC 2525 Perimeter Place Drive, Suite 129 Nashville, Tennessee 37214	SAME	Parcel ID: 086-00-0-072.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Benson's Inc., a Tennessee Corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to 3803 Partners, LLC, a Tennessee Limited Liability Company (the "Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

1.) Taxes for the year 2015; a lien, but not yet due or payable.

2.) Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

3.) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20040615-0070570, Register's Office for Davidson County, Tennessee

4.) Deed of Easement of record in Instrument No. 20080804-0080208, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3803 Central Pike, Hermitage, Davidson County, Tennessee.

The Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 7th day of August, 2015.

BENSON'S INC., Tennessee Corporation

Richard J Benson Pres

By: Richard Benson
Its: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Morgan Thompson, a Notary Public of said County and State, personally appeared Richard Benson., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Benson's Inc., a Tennessee corporation, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at Office in aforesaid county and state this 7th day of August, 2015.

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

Morgan Thompson
Notary Public

My commission expires: _____

Exhibit A

Description of the Property

Tract 1. A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by W. W. Turner Company, Engineers, April 19, 1949, as follows: Beginning at the northeast corner of the Central Pike and Dodson Chapel Road; thence with the northerly margin of said Central Pike, north 88 degrees 28 minutes east 108 feet to a point; thence north 3 degrees 32 minutes west 106 feet to a point; thence south 81 degrees 37 minutes west 108 feet to a point on the easterly margin of said Dodson Chapel Road; thence with the easterly margin of said Dodson Chapel Road, south 3 degrees 29 minutes east 93 feet to the beginning.

Tract 2. A small tract of land in the 4th Civil District of Davidson County, Tennessee, being part of a 90-1/2 acre tract allotted to Ruth S. Gleaves by decree of the County Court for said County, as of record in Minute Book "T", page 333, and being part of a 22.8 acre tract allotted to Mary E. Gleaves by deed of partition among the heirs Of W. D. Gleaves, deceased, of record in Book 702, page 481, Register's Office for said County, and described according to a copy of a survey thereof made by W. W. Turner Company, Engineers, dated April 19, 1949, as follows: Beginning at a point in the east margin of the Dodson Chapel Road 93 feet from the north margin of Central Pike and being the northwest corner of a tract conveyed to Myron K. Benson and wife, by deed of record in Book 1714, page 485, Register's Office for Davidson County, Tennessee; thence with the east margin of Dodson Chapel Road north 3 degrees 29 minutes west 26 feet to a point; thence north 77 degrees 5 minutes east 177.1 feet to a point; thence south 4 degrees west 154.7 feet to a point in the north margin of Central Pike; thence with the north margin of Central Pike south 88 degrees 28 minutes west 47.5 feet to a point in the north margin of Central Pike and being the southeast corner of the said tract conveyed to Myron K. Benson and wife; thence with the easterly margin of said tract conveyed to Myron K. Benson and wife north 3 degrees 32 minutes west 106 feet to a point which is the northeast corner of the said tract conveyed to Myron K. Benson and wife; thence with the northerly margin of the said tract conveyed by Myron K. Benson and wife south 81 degrees 37 minutes west 108 feet to the point of beginning in the east margin of Dodson Chapel Road.

Being the same property conveyed to Benson's Inc., by Quitclaim Deed recorded in Book 5101, Page 340, Register's Office for Davidson County, Tennessee.