This Instrument Prepared By:

Linda B. Thomas, Esq.
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BPR# 29738

BILL GARRETT, Davidson County
Trans:T20150068981 DEEDWARRSP
Recvd: 08/17/15 13:36 5 pgs
Fees:28.00 Taxes:1572.50
20150817-0082441

Address New Owner:	**Send Tax Bills to:**	**Tax Map and Parcel**
HABANERO, LLC Attn: Praveen Patel 822 S. Cumberland Street Lebanon, TN 37087-4112	HABANERO, LLC Attn: Praveen Patel 822 S. Cumberland Street Lebanon, TN 37087-4112	Tax Map & Parcel: 96-13 175

SPECIAL WARRANTY DEED
(2728 Elm Hill Pike, Davidson County, TN)

THIS DEED OF CONVEYANCE, made and entered into this 4th day of August, 2015, by and between **RLH REAL ESTATE, INC., a Kentucky corporation** whose mailing address is 11 Sara Lane, Greenville, Kentucky 42345 hereafter referred to as **GRANTOR** and **HABANERO, LLC, a Tennessee limited liability company,** whose mailing address is 822 S. Cumberland Street, Lebanon, Tennessee 37087-4112, hereinafter referred to as **GRANTEE;**

WITNESSETH: That for and in consideration of the sum of THREE HUNDRED FIFTY THREE THOUSAND ONE HUNDRED SIXTY-FIVE AND 98/100 DOLLARS ($353,165.98), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell and convey, subject to the restrictions, easements and other conditions hereinafter contained, unto the Grantee, its successors or assigns, that certain real property located in Davidson County, Tennessee and more particularly described in Exhibit A attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon and all the appurtenances thereunto belonging unto the Grantee, its successors or assigns, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property and have a good right to convey the Property. Grantor will warrant and forever defend the Property unto Grantee and Grantee's successors and assigns arising by, through or under GRANTOR, and those claims only.

The parties hereto swear or affirm that the consideration paid for the property being conveyed herein is $353,165.98, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTOR:

RLH REAL ESTATE, INC., a Kentucky corporation

By: _____
Joshua M. Hargrove, President

LINDA B THOMAS NOTARY PUBLIC STATE

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua M. Hargrove, 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 RLH Real Estate, Inc., a Kentucky corporation, the name within named bargainer, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Joshua M. Hargrove as President.

_____
NOTARY PUBLIC
My Commission Expires: 8.27.2016
Notary I.D. 471246

GRANTEE:

HABANERO, LLC, a Tennessee
limited liability company

By: _____
Praveen Patel

STATE OF TENNESSEE)
) SS
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Praveen Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Habanero, LLC, a Tennessee limited liability company, the name within named bargainer, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by Praveen Patel as member.

_____
NOTARY PUBLIC
My Commission Expires: 2/1/2017
Notary I.D. _____

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

S:\TNDOC\RLH.habenero.2015

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00** .

AFFIANT

Sworn to and subscribed to before me this 4th day of August, 2015.

NOTARY PUBLIC

My commission expires: 2/1/2017

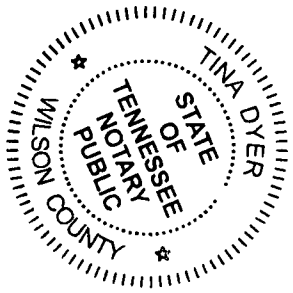


EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 15th Councilmanic District of Davidson County, Tennessee, being **Lot No. 2** on the Plan of the Re-Subdivision Plat of Parrish (Commercial) Park, Section 8 and Lot 2 of Section 14, which plat is of record in Plat Book 9700, Page 462, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **RLH Real Estate, Inc., a Kentucky corporation** by Deed of Conveyance from Judith F. Leroy and husband, Robert J. Leroy, dated August 10, 2007, and of record in Instrument Number 20070827-0102090, in the Register's Office for Davidson County, Tennessee.