This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P15-0589-D3

BILL GARRETT, Davidson County
Trans: T20150085616 DEEDWARR
Recvd: 10/07/15 14:05 2 pgs
Fees: 13.00 Taxes: 4440.00
20151007-0102399

WARRANTY DEED

Address of New Owners:
Joyal Properties, Inc.
11604 Antioch Pike
Antioch, TN 37013

Send Tax Bills To:
New Owner

For and 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,
Kwik Sak Real Estate Holdings, LLC, a Tennessee limited liability company

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Joyal Properties, Inc., a Tennessee corporation

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 1 of the Mill Creek Commercial Park Subdivision of record in Book 5200, Page 5, which amends Book 5190, Page 577 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the East right-of-way line of Antioch Pike and being 40 feet from the centerline of Antioch Pike; thence North 25 degrees 03 minutes 45 seconds East 110.0 feet to a point; thence South 64 degrees 56 minutes 15 seconds East a distance of 235.21 feet to a point being approximately the center of Mill Creek; thence South 38 degrees 56 minutes 30 seconds West 68.08 feet to a point; thence South 41 degrees 17 minutes 16 seconds West 100.04 feet to a point; thence South 44 degrees 58 minutes 52 seconds West 120.14 feet to a point on the East right-of-way line of Antioch Pike; thence along said right-of-way line North 31 degrees 58 minutes 36 seconds West 25.35 feet to the beginning of a curve; thence with said curve having a delta angle of 13 degrees 37 minutes 13 seconds, a radius of 369.26 feet, a length of 87.78 feet and a chord bearing and length of North 25 degrees 09 minutes 54 seconds West 87.57 feet to a point, the beginning of a curve; thence with said curve having a delta angle of 19 degrees 04 minutes 59 seconds, a radius of 341.74 feet, a length of 113.82 feet and a chord bearing and length of North 7 degrees 43 minutes 20 seconds West 113.32 feet to the point of beginning, said tract containing 1.02 acres, more or less, according to survey dated September 2, 1994 by A & A Engineers, Inc.

Being part of the same property conveyed to Kwik Sak Real Estate Holdings, LLC, by Successor's Trustee Deed from Paul E. Jennings, Successor Trustee, dated August 30, 2006, and of record in Instrument Number 20061005-0123764, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Antioch Pike.

This property is subject to all matters shown on plats of record in Book 5190, Page 577 as amended in Book 5200, Page 5, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County of record in Book 5211, Page 369, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Right-of-way Agreement in favor of Nashville Gas Company of record in Book 5241, Page 840, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Memorandum of Lease by and between Kwik Sak Real Estate Holdings, LLC and Shree Yogi, Inc., of record in Instrument Number 20070706-0080471, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1804 Antioch Pike, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT TO: 1804 Antioch Pike, Antioch, TN 37013 Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do 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 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 my hand this the 24 day of September, 2015.

L WALKER
MY COMMISSION #FF030443
EXPIRES October 12, 2017
(407) 398-0153 FloridaNotaryService.com

Kwik Sak Real Estate Holdings, LLC

BY: Bharat P. Patel
Bharat P. Patel, Manager

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DICKSON~~ Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bharat P. Patel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Manager of Kwik Sak Real Estate Holdings, LLC, the within named bargainor and that as such Manager, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Bharat P. Patel as such Manager.

Witness my hand and official seal this the 24 day of September, 2015.

Notary Public

My Commission Expires: 10/12/17

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2015.

Notary Public

My Commission Expires:_____

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017

Map: 148 00 0
Parcel: 193.00