WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 08-20-2019
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

O-MFR-15-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luciano, LLC	**New Owner**	
(NAME)	(NAME)	**057-00-0-037.00**
420 Van Buren Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES L. PEACH, SR. AND WIFE, VENETIA K. PEACH,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LUCIANO, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

PLEASE SEE THE ATTACHED "EXHIBIT A".

Being the same property conveyed to James L. Peach, Sr. and wife, Venetia K. Peach by Warranty deed from Vincent Peach of record in Instrument No. 20090729-0070915 Register's Office for Davidson County, Tennessee, dated July 23, 2009 and recorded on July 29, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Toney Carroll Road, Ashland City, Tennessee 37015**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150087275 DEEDWARR
Recvd: 10/13/15 14:55 3 pgs
Fees:18.00 Taxes:407.00
20151013-0104257

Witness my/our hand(s) this the 14th DAY OF SEPTEMBER, 2015.

James L. Peach, Sr.

Venetia K. Peach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. PEACH, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VENETIA K. PEACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT A

The following paragraph describes a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to James L. Peach, Sr., et ux, by Vincent Peach, in a deed of record which is recorded in Instrument Number 20090729-0070915, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the center of Toney Carroll Road, (an Existing 20' Ingress and Egress Easement and Private Road), a common corner of a tract of land which belongs to David L. Smith, having a deed reference in Deed Book 8201, Page 62, RODCT, and a tract of land which belongs to Devinder Singh Sandhu, having a deed reference in Deed Book 10889, Page 939, RODCT, and a tract of land which belongs to Gwen Renee Huffman, having a deed reference in Instrument Number 20091005-0092052, RODCT, (said beginning point lying 3634.79 feet east of the intersection of Toney Carroll Road and Old Hickory Boulevard, which said intersection lies 713.78 feet north of the intersection of Old Hickory Boulevard and Bull Run Road), said beginning point being the southwest corner of this tract, and continuing, as follows:
N 03°52'50" W, passing a witness pin (old), at 10.20 feet, and continuing on in all, 1405.92 feet to an iron pin (old), the northeast corner of said tract of land which belongs to Devinder Singh Sandhu, in the southerly boundary of a tract of land which belongs to H.B. Reasonover, having a deed refcrence in Deed Book 4882, Page 240, RORDCT;
thence with the boundary of said tract of land which belongs to H.B. Reasonover and generally with a fence, as follows:
S 85°24'17" E, 86.13 feet to a fence post (old);
thence, S 88°43'54" E, 192.30 feet to an iron pin (new);
thence, N 85°26'14" E, 90.01 feet to an iron pin (new);
thence, N 67°28'45" E, 102.30 feet to an iron pin (new);
thence, N 60°03'23" E, 86.22 feet to an iron pin (new), in a stump;
thence, N 30°05'47" E, 214.50 feet to an iron pin (new);
thence, N 56°30'19" E, 457.44 feet to a 24" ash tree, a common corner of said tract of land which belongs to H.B. Reasonover, and a tract of land which belongs to Charlotte Rose Walker, having a deed reference in Instrument Number 20000310-0025121, RODCT;
thence, S 03°52'50" E, 380.09 feet to an iron pin (new), a corner of said tract of land which belongs to Charlotte Rose Walker, in the northerly boundary of a tract of land which belongs to Lisa Gail Waffird, having a deed reference in Instrument Number 20030827-0124202, RODCT;
thence, S 83°28'57" W, 418.71 feet to an iron pin (new), a corner of said tract of land which belongs to Lisa Gail Waffird;
thence, S 06°55'07" E, passing a common corner of said tract of land which belongs to Lisa Gail Waffird, and a second tract of land which belongs to Lisa Gail Waffird, having a deed reference in Instrument Number 20030827-0124202, RODCT, and continuing on in all, 873.63 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Lisa Gail Waffird, and said first mentioned tract of land which belongs to Lisa Gail Waffird;
thence, S 04°05'47" E, 92.86 feet to a fence post (old), a common corner of said first mentioned tract of land which belongs to Lisa Gail Waffird, and said tract of land which belongs to Gwenn Renee Huffman, on the southerly side of Toney Carroll Road;
thence with the boundary of said tract of land which belongs to Gwen Renee Huffman, and generally with the center of Toney Carroll Road, as follows:
S 55°13'33" W, 86.73 feet;
thence, S 60°04'52" W, 82.32 feet;
thence, S 50°39'34" W, 102.56 feet;
thence, S 42°59'38" W, 44.50 feet;
thence, S 14°49'04" W, 36.31 feet;
thence, S 10°37'12" W, 45.84 feet;
thence, S 32°38'10" W, 61.74 feet;
thence, S 43°40'48" W, 121.17 feet;
thence, S 59°23'07" W, 188.97 feet;
thence, S 74°40'32" W, 106.73 feet, to the point of beginning, containing **21.07 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated January 2, 2014.

The above described tract of land may be found on Tax Map 57, Parcel 37, in the Tax Assessor's Office for Davidson County, Tennessee.