THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085110** BILL GARRETT, Davidson County Trans:T20150106880 DEEDWARR Recvd: 12/18/15 10:09 2 pgs Fees:13.00 Taxes:3422.50 20151218-0127291	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2015. Notary Public/ My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-14-2017

WARRANTY DEED

Address New Owner: Super 98 Holdings, LLC c/o Smith Wiles 900 Division Street Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10408022200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trena J. Mueller, sole heir of Kenneth E. Payne and Trena J. Mueller as the Administratrix of the Estate of Kenneth E. Payne also known as Kenneth Earl Payne** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Super 98 Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 1 in the Subdivision of Block No. 35 in the O. B. Hayes Plan of Large Lots, or record in Book 161, Page 86, Register's Office for said County.

Said Lot No. 1 fronts 55 feet and 2 inches on the East side of 17th Avenue, South, formerly Addison Street, and runs back Eastwardly between parallel lines, 150 feet to an alley.

Being the same property conveyed by Deed from Richard C. Walker and wife, Susan W. Walker to Kenneth E. Payne, as recorded on the 29th day of January, 1981 in Deed Book 5705, Page 526 and being a portion of the property conveyed by Warranty Deed from Kenneth E. Payne to Kenneth E. Payne and/or Paul B. Aponte, Trustees of The Kenneth E. Payne Living Trust established by the Revocable Trust Agreement of Kenneth E. Payne, dated October 25, 2010, as amended from time to time, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, as recorded on the 5th day of November, 2010 as Instrument No. 20101105-0089072 and a portion of the property conveyed by Quitclaim Deed from Kenneth E. Payne, Trustee of The Kenneth E. Payne Living Trust established by the Revocable Trust Agreement of Kenneth E. Payne, dated October 25, 2010 with full power to act alone, sell, transfer, mortgage and convey without the joiner of any beneficiary to Kenneth E. Payne, unmarried, as recorded on the 18th day of May, 2012 as Instrument No. 20120518-0043361, in the Register's Office of Davidson County, Tennessee.

Kenneth E. Payne having died intestate on April 24th, 2014 while a resident of Williamson County, TN. With Trena J. Mueller being his sole surviving heir. See Affidavit of record in Instrument No. 20151218-0127290. See probate Docket No. 14P764 in the Seventh Circuit for Davidson County, Tennessee. Letters of Testamentary signed on May 29th, 2014 by Richard R. Rooker, Clerk, appointing Trena J. Mueller as the Administratrix of the Estate of Kenneth E. Payne. The matter was transferred to the Chancery Court of Williamson County and was assigned Docket No. 94CH1-2014-PR-7625. New Letters of Testamentary were issued in Williamson County appointing Trena J. Mueller as the Administratrix of the Estate of Kenneth E. Payne.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, any encroachments or protrusions or overlapping of improvements which would be disclosed by an inspection and accurate survey of the property.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O. B. HAYES PLAN OF LARGE LOTS, as recorded in Plat Book 161, Page(s) 86.

All rights of the parties who are now in possession of the property.

This is improved property located at 1226 17th Avenue S Nashville TN 37212-2814

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, restrictions and easements of record and the other matters set forth above. Grantor further covenants and binds herself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of December, 2015.

Trena J. Mueller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trena J. Mueller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Estate of Kenneth E. Payne

BY: Trena J. Mueller Administrix of Kenneth E. Payne
Trena J. Mueller, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trena J. Mueller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Administratrix of The Estate of Kenneth E. Payne, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018