WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$820,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of January, 2016

Notary Public

My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
M2B2 Partners	SAME	060-00-0-039.00 and 060-00-0-111.00
5760 Old Lebanon Dirt Road		
Mt. Juliet, TN 37122-3393		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Langhans Family Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **M2B2 Partners, a Tennessee general partnership,** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LOT NUMBER 1:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF THE ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, 84 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT, AS OF RECORD IN DEED BOOK 10229, PAGE 807, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 05 DEG 55 MIN 21 SEC EAST, 25.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF MIKE RIPPETOE, AS OF RECORD IN DEED BOOK 7941, PAGE 8, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE WITH THE SOUTHERLY PROPERTY LINE OF MIKE RIPPETOE SOUTH 82 DEG 45 MIN 20 SEC EAST, 201.21 FEET TO AN EXISTING IRON ROD.

THENCE WITH THE EASTERLY PROPERTY LINE OF MIKE RIPPETOE NORTH 07 DEG 28 MIN 25 SEC EAST, 99.97 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE NORTHERLY PROPERTY LINE OF MIKE RIPPETOE NORTH 82 DEG 44 MIN 48 SEC WEST, 203.92 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 05 DEG 55 MIN 21 SEC EAST 185.57 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 221.47 FEET, THE CENTRAL ANGLE OF WHICH IS 02 DEG 11 MIN 53 SEC, THE RADIUS OF WHICH IS 5773.17 FEET, THE CHORD OF WHICH IS NORTH 04 DEG 49 MIN 24 SEC EAST, 221.45 FEET TO AN IRON ROD SET;

THENCE NORTH 03 DEG 43 MIN 28 SEC EAST, 112.81 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 3 OF SAID ALTA/ACSM LAND TITLE SURVEY PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., ALSO BEING PART OF THE SAME PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 3 SOUTH 86 DEG 07 MIN 48 SEC EAST, 427.52 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 145.58 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 175.30 FEET, THE CHORD OF WHICH IS SOUTH 62 DEG 46 MIN 27 SEC EAST, 141.43 FEET TO AN IRON ROD SET;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 3 SOUTH 38 DEG 58 MIN 59 SEC EAST, 83.10 FEET TO AN IRON ROD SET;

Davidson County DEEDWARR
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THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 15.67 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH IS 125.59 FEET, THE CHORD OF WHICH IS SOUTH 35 DEG 24 MIN 31 SEC EAST, 15.66 FEET TO AN IRON ROD SET;

THENCE SOUTH 31 DEG 50 MIN 03 SEC EAST, 255.25 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 136.65 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 350.00 FEET, THE CHORD OF WHICH IS SOUTH 20 DEG 38 MIN 58 SEC EAST, 135.78 FEET TO AN IRON ROD SET;

THENCE SOUTH 80 DEG 32 MIN 07 SEC WEST, 75.00 FEET TO AN IRON ROD SET;

THENCE SOUTH 21 DEG 57 MIN 25 SEC WEST, 220.16 FEET TO AN IRON ROD SET, AT A CORNER COMMON WITH THE PROPERTY OF THE METROPOLITAN GOVERNMENT;

THENCE WITH THE NORTHERLY PROPERTY LINE OF THE METROPOLITAN GOVERNMENT NORTH 82 DEG 42 MIN 10 SEC WEST, 503.07 FEET TO AN EXISTING IRON ROD; THENCE NORTH 82 DEG 45 MIN 20 SEC WEST, 200.48 FEET TO THE POINT OF BEGINNING. CONTAINING 449,850 SQUARE FEET OR 10.327 ACRES MORE OR LESS.

LOT NUMBER 2:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 OF THE ALTA/ACSM LAND TITLE SURVEY PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE, 84 FEET IN WIDTH, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 24 SOUTH 39 DEG 10 MIN 53 SEC EAST, 1478.21 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 3 OF THE SAID ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR LANGHANS FAMILY PROPERTIES, LLC, BY CHERRY LAND SURVEYING, INC., AND BEING PART OF THE SAME PROPERTY OF LANGHANS FAMILY PROPERTIES, LLC, AS OF RECORD IN DEED BOOK 10721, PAGE 414, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 3 SOUTH 50 DEG 49 MIN 07 SEC WEST, 102.76 FEET TO AN IRON ROD SET;

THENCE SOUTH 80 DEG 32 MIN 07 SEC WEST, 55.95 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 156.17 FEET, THE CENTRAL ANGLE OF WHICH IS 22 DEG 22 MIN 10 SEC, THE RADIUS OF WHICH IS 400 FEET, THE CHORD OF WHICH IS NORTH 20 DEG 38 MIN 58 SEC WEST, 155.18 FEET TO AN IRON ROD SET;

THENCE NORTH 31 DEG 50 MIN 03 SEC WEST 255.25 FEET TO AN IRON ROD SET;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 21.91 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 08 MIN 56 SEC, THE RADIUS OF WHICH 175.59 FEET, THE CHORD OF WHICH IS NORTH 35 DEG 24 MIN 31 SEC WEST, 21.89 FEET TO AN IRON ROD SET;

THENCE NORTH 38 DEG 58 MIN 59 SC WEST, 83.10 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 187.11 FEET, THE CENTRAL ANGLE OF WHICH IS 47 DEG 34 MIN 57 SEC, THE RADIUS OF WHICH IS 225.30 FEET, THE CHORD OF WHICH IS NORTH 62 DEG 46 MIN 27 SEC WEST, 181.77 FEET TO AN IRON ROD SET;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 3 NORTH 86 DEG 07 MN 48 SEC WEST, 427.27 FEET TO AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF BRICK CHURCH PIKE NORTH 03 DEG 43 MIN 28 SEC EAST, 664.86 FEET TO THE POINT OF BEGINNING, CONTAINING 261.895 SQUARE FEET OR 6.012 ACRES MORE OR LESS.

ACCORDING TO A SURVEY PREPARED BY R. SCOTT CHERRY, LICENSE NO. 1512, DATED FEBRUARY 26, 1998.

Together with that certain permanent, non-exclusive easement for ingress and egress for the benefit of subject property, as more particularly described in the Easement Agreement dated February 28, 1998 of record in Book 10818, Page 705, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Mid-South Press Corp., a Tennessee corporation from 225 Brick Church Venture, a Tennessee joint venture by Warranty Deed on May 17, 1994, of record in Book 9348, Page 175, Register's Office for Davidson County, Tennessee. Further conveyed to Langhans Family Properties, LLC, a Tennessee limited liability company from Mid-South Press Corporation by Quitclaim Deed on July 16, 1997, of record in Book 10721, Page 414, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 9348, Page 175, Register's Office for Davidson County, Tennessee.
- Lease Agreements of record in Book 8276, Page 413 and Book 10818, Page 726, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20120823-0075894; 20040219-0019361; 20050610-0066549; Book 10818, Page 692; Book 10818, Page 705; Book 10818, Page 719; Book 9587, Page 635; Book 8105, Page 903; Book 8105, Page 950; Book 8105, Page 916 and Book 10931, Page 842, Register's Office for Davidson County, Tennessee.

This is improved property known as: **Brick Church Pike, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 11, 2016.

Langhans Family Properties, LLC, a Tennessee limited liability company

BY: _____
H. David Langhans, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **H. David Langhans**, 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 (or other officer authorized to execute the instrument) of **Langhans Family Properties, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE