BILL GARRETT, Davidson County
Trans:T20160013732 DEEDWARR
Recvd: 02/19/16 09:26 3 pgs
Fees:18.00 Taxes:1520.16
20160219-0015762

This instrument prepared by:
Brian Crain, Esq.
Family Dollar Stores, Inc.
Mail to: P.O. Box 1017, Charlotte, NC 28201-1017
Ship to: 10301 Monroe Road, Matthews, NC 28105

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Morning Star Partners, LLC 1404 Vine Street Cincinnati, Ohio 45202	-same-	Map 69-4, Parcel 30

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FAMILY DOLLAR STORES OF TENNESSEE, INC., a Tennessee corporation (the "Grantor") has this day bargained and sold, and does hereby convey and transfer to MORNING STAR PARTNERS, LLC, an Ohio limited liability company (the "Grantee"), its successors and assigns forever, a certain tract of real estate situated generally in Davidson County, Tennessee, and described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Plat Replat of Plat of Block BB Revised Map of Fairview Subdivision Lots 1 & 2, as shown on plat of record in Plat Instrument No. 20130318-0026256, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description fo the property.

Being the same property conveyed to Family Dollar Stores of Tennessee, Inc., a Tennessee corporation by Warranty Deed of record in Instrument No. 20130426-0041592, in the Register's Office of Davidson County, Tennessee.

The foregoing described tract is subject to the following:

1. 2015 property taxes, a lien, due and payable, but not yet delinquent.

2. All matters, easements, covenants and rights of way of record affecting the subject property.

THIS IS improved property known generally as 4003 Clarksville Pike, Nashville, Tennessee.

TO HAVE and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns forever.

AND GRANTOR covenants that it is lawfully seized and possessed of the real estate being conveyed by it in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. The Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons claiming through Grantor, but not otherwise.

WHEREVER 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, the undersigned Grantor has made this instrument, as of the 9th day of February, 2016.

GRANTOR:

Family Dollar Stores of Tennessee, Inc.

Robert L. Rogers, Senior Vice President-Real Estate

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

On this 9th day of February, 2016, before me personally appeared Robert L. Rogers, Senior Vice President-Real Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Senior Vice President-Real Estate of Family Dollar Stores of Tennessee, Inc., a Tennessee corporation, the within named grantor, a corporation, and that he, as such Senior Vice President-Real Estate, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President-Real Estate.

Witness my hand and seal at office in Charlotte, Mecklenburg County, North Carolina, this the same day and date first written above.

Judy W. Ricketts, Notary Public

JUDY W. RICKETTS NOTARY PUBLIC MECKLENBURG COUNTY, N. C.

My commission expires: September 27, 2016

STATE OF OHIO)

COUNTY OF HAMILTON)

The actual consideration (value) for this transfer is $410,853.00.

Affiant Member

Sworn to and subscribed before me,
this the 12 day of ~~January~~ February,
2016.

Carol Louise Harvey
NOTARY PUBLIC

My commission expires:
11-25-2018

NOTARIAL SEAL
STATE OF OHIO

Carol Louise Harvey
Notary Public, State of Ohio
My Commission Expires 11-25-2018