THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016337**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $25,000.00. Warren Lee Affiant Subscribed and sworn to before me, this 10th day of March, 2016. William R Walker Notary Public My Commission Expires: 6/23/19

WILLIAM RANDALL WALKER NOTARY PUBLIC GEORGIA FORSYTH COUNTY EXPIRES JUNE 23 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Super 98 Holdings, LLC 900 Division Street Nashville, TN 37203	New Owner	Tax Parcel ID No. Part of: 11803007900

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, **2548 Bransford Avenue, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Super 98 Holdings, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a recorded plat of record in Instrument Number 20160115-0004373 by Daniels & Associates, Inc., Project Number 15-060 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Commencing at an existing iron pin on the Southerly right-of-way of Ligon Drive at the Northeast corner of 2548 Bransford Avenue, LLC of record in Instrument Number 20070328-0037030 R.O.D.C. TN and the Northwest corner of Super 98 Holdings, LLC of record in Instrument Number 20101006-0080104 R.O.D.C. TN (said iron pin being an original corner of Lot 23 and Lot 24 of Bransford Industrial Park of record in Plat Book 4675, Page 72 R.O.D.C. TN); and proceeding,

1. Leaving said Southerly right-of-way of Ligon Drive and with the common boundary of 2548 Bransford Avenue, LLC and Super 98 Holdings, LLC (original lot line of Lot 23 and Lot 24 of Bransford Industrial Park) S 01deg05'00" E 130.59 feet to an iron pin set, the true point of beginning of the herein described property; thence,

2. With the original lot line of Lot 23 and Lot 25 of Bransford Industrial Park S 34deg26'56" E 120.05 feet to a point on the Northerly right-of-way of Interstate 440; thence,

3. With said Northerly right-of-way of Interstate 440 S 55deg33'15" W 68.49 feet to an iron pin set; thence,

4. Leaving said Northerly right-of-way of Interstate 440 and with a new line N 04deg44'39" W 138.21 feet to the point of beginning.

Containing 4111 square feet or 0.09 acres more or less.

BILL GARRETT, Davidson County
Trans:T20160024044 DEEDWARR
Recvd: 03/24/16 13:10 2 pgs
Fees:13.00 Taxes:92.50
20160324-0027994

Being the same property conveyed to 2548 Bransford Avenue, LLC, a Georgia limited liability company by Warranty Deed from John Warner Veal and Dorothy Ann Williams Veal, recorded on the 28th day of March, 2007 in Instrument No. 20070328-0037030, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4675, Page(s) 72 and Instrument No. 20160115-0004373.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3861, Page 595 and Book 3880, Page 85.

This is improved property located at 2548 Bransford Avenue Nashville, TN 37204

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, and restrictions and easements of record. Grantor further covenants and binds itself, 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 10th day of March, 2016.

2548 Bransford Avenue, LLC

Warner Veal

By: Warner Veal, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warner Veal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is sole member of 2548 Bransford Avenue, LLC, 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 10th day of March 2016.

William R Walker

Notary Public

My Commission Expires: 6/23/19

WILLIAM RANDALL WALKER NOTARY PUBLIC FORSYTH COUNTY EXPIRES GEORGIA JUNE 23, 2019