Davidson County DEEDWARR
Recvd: 03/29/16 10:13 5 pgs
Fees:28.00 Taxes:1147.00
20160329-0029365

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28137-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BP Cherokee, LLC 2926 Foster Creighton Drive Nashville, Tennessee 37204	New Owner	07209002300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TOEBABY, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **BP CHEROKEE, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Two tracts of land in Davidson County, Tennessee, being described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 40 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the southerly side of Cherokee Avenue and runs back 339.6 feet on the westerly line and 342.5 feet, more or less, on the easterly line to a dead line in the rear, measuring 50 feet thereon.

INCLUDED BUT EXCLUDED from the aforementioned tract is the following property vested in the State of Tennessee by instrument recorded in Book 4158, Page 569, said Register's Office, and described as follows, to wit:

Land in Davidson County, Tennessee, being part of the westerly half of Lot No. 40 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, Register's Office, Davidson County, Tennessee.

Excluded Parcel 1:

BEGINNING at a point in the northwesterly corner of the property of Jimmie Joe Fry, said point being also in the South margin of Cherokee Avenue; thence, running South 79 degrees 16 minutes 59 seconds East, 50 feet along the South margin of Cherokee Avenue to a point; thence, running southwesterly 20 feet along Fry's easterly boundary line to a point; thence, running northwesterly 50 feet to a point on Fry's westerly boundary line; thence, running northeasterly 20 feet along Fry's westerly boundary line back to the point of BEGINNING.

Excluded Parcel 2:

BEGINNING at a point in the southeasterly corner of the property of Fry; thence, running westerly 12 feet along Fry's southerly boundary line to a point; thence, running North 20 degrees 44 minutes 45 seconds East, 68 feet, more or less, to a point on Fry's easterly boundary line; thence, running southerly 68 feet along Fry's easterly boundary line back to the point of BEGINNING.

Excluded Parcels 1 and 2 contain 1,408 square feet, more or less, and are part of the property conveyed to Jimmie Joe Fry et ux Willie Mai Fry by deed from Elm Hill Homes, Inc., as of record in Book 3825, Page 126, Register's Office, Davidson County, Tennessee.

Said above described land is condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from, and across the same to and from abutting lands is hereby condemned; however, the condemnees shall have rights of ingress and egress to the proposed turnaround on Cherokee Avenue.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 42 and the east one-half of Lot No. 40 on the Plan of Walnut Grove Subdivision of Lot No. 5 of Stull Tract, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 150 feet on the South side of Cherokee Avenue and run back 351.8 feet on the East line of Lot No. 42, and 342.5 feet more or less on the West line of part of Lot No. 40 to a dead line in the rear, on which it measures 150 feet.

LESS AND EXCEPT the following described property conveyed to the State of Tennessee from E.O. Smith and wife, Gertrude M. Smith for highway purposes and recorded in Book 4070, Page 314, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 42 and the easterly one-half of Lot No. 40 on the Plan of Walnut Grove Subdivision of Lot No. 5 of Stull Tract, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in E.O. Smith's Northeast property corner; said point being also the South margin of Cherokee Avenue; thence, running southerly 351.8 feet along Smith's easterly boundary line to a point; thence, running North 78 degrees 43 minutes West, 150 feet along Smith's southerly boundary line to a point; thence, running Northeast 68 feet along Smith's westerly boundary line to a point; thence, running North 20 degrees 02 minutes 44 seconds East, 120 feet, more or less, to a point; thence, running North 12 degrees 53 minutes 24 seconds East 135 feet, more or less, to a point; thence, running westerly 25 feet, more or less, to a point on Smith's westerly boundary line; thence, with said boundary line northerly 20 feet to a point; thence, running South 79 degrees 16 minutes 59 seconds East 150 feet along Smith's northerly boundary line back to the point of BEGINNING, containing 47,855 square feet.

BEING all of the same property conveyed to Toebaby, LLC, a Tennessee limited liability company by Warranty Deed dated May 21, 2004, from R.B. Huffine and W. H. Dorris, of record in Instrument No. 20040521-0060205, Register's Office for Davidson County, Tennessee, subject to the right-of-way of a controlled access highway and the rights of ingress and egress to the proposed turn-around on Cherokee Avenue, as stated in the instruments of record in Book 4070, Page 314 and Book 4158, Page 569, said Register's Office, the said conveyance having been corrected by Instrument of Correction dated March 4, 2005, of record in Instrument No. 20050420-0044128, said Register's Office. Subject to Articles of Organization of Toebaby, LLC in Instrument No. 20040513-0056295, said Register's Office.

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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of March, 2016.

TOEBABY, LLC,
a Tennessee limited liability company

By: Patrick M. Campbell — Member
Name: Patrick M. Campbell
Its: Member

By: Norma F. Campbell
Name: Norma F. Campbell
Its: Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick M. Campbell and Norma F. Campbell with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Members of TOEBABY, LLC, a Tennessee limited liability company, the within-named bargainor, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

WITNESS my hand, at office, this 28th day of March, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

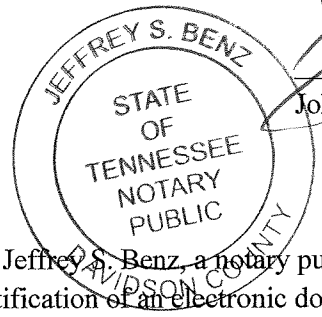
1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 07209002300.

3. All Matters as shown on the Plan of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement in Instrument No. 20010905-0095884, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019