BILL GARRETT, Davidson County
Trans:T20160028184 DEEDWARR
Recvd: 04/07/16 09:13 4 pgs
Fees:23.00 Taxes:1290.56
20160407-0033267

This Instrument Prepared By:
TRESSLER & ASSOCIATES, PLLC
212 N. Castle Heights Avenue
Lebanon, Tennessee 37087
16-0226C

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
GB Davenport, LLC 9424 Cave Springs Drive Brentwood, Tennessee 37027	New Owner	096-02-0-011.00

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, **WAUFORD ASSOCIATES, INC.**, a Tennessee corporation, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **GB DAVENPORT, 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:

See Attached Exhibit A.

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 B; 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 6TH day of April, 2016.

WAUFORD ASSOCIATES, INC., a Tennessee corporation

By: _____
Name: J. Roy Wauford, Jr.
Its: President

STATE OF TENNESSEE]
COUNTY OF Wilson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **J. ROY WAUFORD, JR.**, With whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **WAUFORD ASSOCIATES, INC.,** a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 6th day of April, 2016.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 5-30-17

STATE OF TENNESSEE]
COUNTY OF Wilson]

The actual consideration or value, whichever is greater, for this transfer is **$348,800.00**.

Affiant

Subscribed and sworn to before me this
6th day of April, 2016.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 5-30-17

EXHIBIT A
Legal Description

Being a tract of land lying in the First Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a nail with brass washer set at the intersection of the South Right-of-Way of Lebanon Pike and East margin of a 15 foot un-named alley or Right-of-Way, said nail being the Northeast corner of the herein described tract.

Thence, with said un-named Right-of-Way, SOUTH 06 DEGREES 08 MINUTES 38 SECONDS WEST, 176.60 feet to an old 0.25 inch iron rod, said point being a common corner with BARRETT, M. LEE, JR., as recorded in Instrument Number 20090123-0005885 in the Register's Office of Davidson County, Tennessee;

Thence, with said Barrett's North line, NORTH 83 DEGREES 19 MINUTES 45 SECONDS WEST, 84.93 feet to a 0.75 inch iron rod, said point being a common corner with YOUNG'S PROPERTIES L.L.C., as recorded in Instrument Number 20020318-0033250 in the Register's Office of Davidson County, Tennessee;

Thence, NORTH 05 DEGREES 22 MINUTES 38 SECONDS EAST, 148.65 feet to an iron rod set, said point defining said Right-of-Way of Lebanon Pike;

Thence, with said Right-of-Way, with a curve turning to the left with an arc length of 91.18 feet, a radius of 522.59 feet, a chord bearing of NORTH 78 DEGREES 46 MINUTES 38 SECONDS EAST, and a chord length of 91.07 feet, which is the point of beginning and containing 13,865 Square Feet, or 0.32 Acres, as prepared by Weatherford and Associates, LLC, P.O. Box 8248, Hermitage, TN 37076, Paul G. Weatherford, RLS#1941, dated April 9, 2014, revised April 10, 2014.

BEING the same property conveyed to Wauford Associates, Inc., by Warranty Deed from Penney L. Robinson, dated April 11, 2014, and of record Instrument No. 20140414-0030925, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2831 Lebanon Pike, Nashville, Tennessee 37214.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2016, and all subsequent years' real property taxes.

2. Subject to Sewer and Drainage Easement, of record in Book 5642, Page 271, Register's Office for Davidson County, Tennessee.

3. Subject to Encroachment Easement, of record in Instrument No. 20020313-0031768, Register's Office for Davidson County, Tennessee.

4. Subject to Ingress and Egress to Family Cemetery, of record in Book 4468, Page 456, Register's Office for Davidson County, Tennessee.

5. Subject to Gas Line Easement, of record in Book 2957, Page 262, Register's Office for Davidson County, Tennessee.

6. Subject to Easement for Sewer Mains, of record in Book 806, Page 4, Register's Office for Davidson County, Tennessee.