(2)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BMJ Hospitality LLC | NEW OWNER | 107-03-0 |
| (NAME) | (NAME) | (MAP) |
| 1112 Highway 76 | | 007.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Clarksville, TN 37043 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mark A. Conger, Kathleen Conger Klaren and Christopher W. Conger**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **BMJ Hospitality, LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Highlands of record in Plat Book 2663, Page 127, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Conger, Kathleen Conger Klaren and Christopher W. Conger in equal shares by Quitclaim deed from Kathleen Conger Klaren and Christopher W. Conger Co-Executors of the Estate of Kathleen K. Conger, of record in the Probate Court for Davidson County, Tennessee, being Docket number 98P-691 of record in Book 11664, page 774, Register's Office for Davidson County, Tennessee, dated July 01, 1999 and recorded on September 16, 1999.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 720 Ermac Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20160036533 DEEDWARR
Recvd: 05/03/16 11:06 2 pgs
Fees:13.00 Taxes:1618.75
20160503-0043429

Witness my/our hand(s) this 2nd day of May, 2016.

Mark A. Conger

Kathleen Conger Klaren
by Christopher W Conger atty in fact
Kathleen Conger Klaren
By Christopher W. Conger, Attorney in Fact

Christopher W Conger
Christopher W. Conger

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mark A. Conger and Christopher W. Conger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of May, 2016.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 6/21/16

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher W. Conger, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Kathleen Conger Klaren and that he is authorized by Kathleen Conger Klaren to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 2nd day of May, 2016.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission expires: 6/21/16