THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160039993 DEEDWARR
Recvd: 05/13/16 09:07 3 pgs
Fees:18.00 Taxes:8417.50

20160513-0047722

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PG Exchange 2016, LLC, a series of a Tennessee limited liability company		
c/o Randle S. Davis, Esq. **103 Wexford Hall**	New Owner	072-09-018.00 & 072-09-016.00
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BTD Property, LLC, a Kansas limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PG Exchange 2016, LLC, a series of a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point which is on the south right of way line of Cherokee Avenue, at the Northwest corner of Lot 52 of the Walnut Grove Subdivision (Lot 5, Stull Tract) said point being a common corner to Lots 50 and 52 of said subdivision and on the boundary of a tract of land owned by the United States of America at the United States Army Reserve Center, Nashville, Tennessee; Thence Easterly along the South line of said Cherokee Avenue, which is along the north line of Lot 52 and subsequently along the north line of Lot 54 of said subdivision and along the boundary of said United States tract a distance of 301 feet, more or less, to a point at the intersection of the South right of way line of said Cherokee Avenue and the West right of way line of the Louisville and Nashville Railroad, said point being at the Northeast corner of Lot 54 of said subdivision; Thence Southwesterly along the West right of way line of said Louisville and Nashville Railroad which is along the East line of Lot 52 of said subdivision and along the boundary of said United States tract a distance of 401 feet, more or less to a point at the Southeast corner of Lot 54 of said subdivision and at a corner of said United States tract; Thence Westerly along the South line of Lots 54 and 52 and subsequently along the south line of Lots 50 and 48 of said subdivision, which is along the boundary of said United States tract a distance of 386 feet more or less to a point at the Southwest corner of Lot 48 of said subdivision and at a corner of said United States tract; Thence Northerly along the West line of said Lot 48, which is along the boundary of said United States tract a distance of 214.4 feet more or less to a point that lies 150 feet south of the Northwest corner of Lot 48 of said subdivision; Thence Easterly along a line 150 feet South of and parallel with the South right of way of said Cherokee Avenue and which is along the North line of Lot 48 of said subdivision and along the boundary of said United States tract a distance of 50 feet to a point which is at a corner of said United States tract; Thence Northerly along a line 50 feet East of and parallel with the West line of Lot 48 of said subdivision, which is along the boundary of said United States tract a distance of 150 feet to a point on the South right of way of said Cherokee Avenue, on the North line of Lot 48 of said subdivision and at a corner of said United States tract; Thence Easterly along the South line of said Cherokee Avenue, along the North line of Lot 48 and subsequently along the North line of Lot 50 of said subdivision which is along the boundary of said United States tract a distance of 150 feet, more or less to the point of beginning. Containing 3.67 acres or 1.49 hectares more or less and being all of Tracts I and 3 of the former United States Army Reserve Center, Nashville, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

TRACT THREE:
Parcel No. 1: Land in Davidson County, Tennessee, being the northerly 150 feet of the westerly 50 feet of Lot No. 48 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No.48 fronts 50 feet on the southerly side of Cherokee Avenue and extends back between parallel lines 150 feet to a dead line.

Parcel No. 2: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 46 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 46 fronts 50 feet on the south side of Cherokee Avenue, and runs back 364.4 feet on the east line and 361.2 feet, more or less, on the west line, to a dead line, on which it measures 50 feet thereon.

Included in the above description but expressly excluded therefrom is property condemned by the State of Tennessee, a certified copy of judgment being of record in Book 4184, Page 357, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No.46 on the Plan of Walnut Grove Subdivision of Lot No. 5 on the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for said County.

Beginning at a point in R.G. Graves' northwest property corner, said point being also in the south margin of Cherokee Avenue; thence running South 79 deg. 16' 59" East, 50 feet along Graves' northerly boundary line to a point; thence running southwest 68 feet, more or less, to a point on Graves' westerly boundary line; thence running North 10 deg. 44' East 45 feet along Graves' westerly boundary line back to the point of beginning, containing 1125 square feet.

Being the same property conveyed to Eli and Jennie Bennett Evergreen Trust by Quitclaim Deed from Dorris E. Bennett, Sr. and wife, Jeannette Bennett, of record in Book 10786, Page 453, Register's Office for Davidson County, Tennessee, dated February 3, 1998 and recorded on February 6, 1998. {Tr: 1, 2 & 3}

Being the same property conveyed to BTD Property, LLC, a Kansas limited liability company by Trustee's Deed from Yvonne Bennett Leggett, Trustee of The Eli and Jennie Bennett Evergreen Trust, of record in Instrument No. 20130417-0038112, Register's Office for Davidson County, Tennessee, dated April 1, 2013 and recorded on April 17, 2013. {Tr: 1, 2 & 3}

TRACT FOUR:
Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an Iron pin set at the Northeast corner of the herein-described tract. Said beginning point being in the southerly right-of-way of Cherokee Avenue and the Northwest corner of the Eli Bennett property of record in Book 10786, Page 453, R.O.D.C.,TN; Thence, from said Point of Beginning, leaving Cherokee Avenue and running S 58 deg. 43' 25" W 67.74 feet to an iron pin set; thence continuing with Bennett S 11 deg. 09' 36" W 463.13 feet to a point on the northerly margin of Chickasaw Avenue; thence with the margin of Chickasaw N 75 deg. 58' 56" W 0.81 feet to an iron pin set; thence with a curve to the right having a radius of 25' and a long chord of 35.05' said chord having a bearing of N 31 deg.17' 00" W a distance along the curve of 38.84' to a point; thence with the margin of Cherokee avenue 25' from the centerline N 13 deg. 10' 19" E 176.35' to a point; thence continuing with said Right of Way N 13 deg. 15' 01" E 248.84' to a point; thence with a curve right having a radius of 60.23' , a chord of N 56 deg. 43' 40" E 82.89' and an arc length along said curve of 91.41' to the Point of Beginning, containing 8,579 square feet more or less.

Being all or part of the property acquired by the State of Tennessee by Warranty Deed of record in Book 4065, Page 691, Register's Office for Davidson County, Tennessee, dated October 6, 1966 and recorded on October 7, 1966; by Warranty Deed of record in Book 4080, Page 409, Register's Office for Davidson County, Tennessee, dated November 23, 1966 and recorded on November 23, 1966; and by Final Judgment of record in Book 4184, Page 357, Register's Office for Davidson County, Tennessee, dated September 22, 1967 and recorded on October 26, 1967. {Tr: 4}

Being the same property conveyed to BTD Property, LLC, a Kansas limited liability company by Quitclaim Deed from the State of Tennessee, of record in Instrument No. 20140421-0032909, Register's Office for Davidson County, Tennessee, dated March 17, 2014 and recorded on April 21, 2014. {Tr: 4}

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **910 & 920 Cherokee Avenue, Nashville, TN 37207.**

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, its successors 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, its 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.

Witness ___ hand( ) this the 9th day of May, 2016.

BTD Property, LLC

BY: Brian Lueger

ITS: MANAGER

STATE OF Kansas
COUNTY OF Johnson

Before me, a Notary Public in and for said State and County, personally appeared Brian Lueger, 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 the Manager of the maker, **BTD Property, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 9th day of May, 2016.

My Commission expires: April 9 2019.

Notary Public

ALEXANDRA WALSH
Notary Public-State of Kansas
My Appt. Expires 4/9/19