WARRANTY DEED

2015-245-A

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of May, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-19

APRIL G. NICE — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
TTF Investments, LLC 101 N. Maple Street Murfreesboro, TN 37130	SAME	081.16-0-308.00

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, **TriTrust Investments General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **TTF Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1112 11th Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 30 and 31 in McGavock, Wetmore and other first addition to Nashville, called the Town of McGavock, a plan which is of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the southerly side of Scovel Street and runs back between parallel lines 157 feet more or less to Madison Street. Said Lot No. 31 fronts 50 feet on the southerly side of Scovel Street and runs back with the westerly margin of 11th Avenue North, formerly Fillmore Street, 159 feet more or less to Madison Street and measure 12 feet on the Madison Street.

Being the same property conveyed to TriTrust Investments General Partnership from Danny Newman by Warranty Deed dated May 4, 2015 and recorded May 26, 2015 in Instrument #20150516-0048299, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property know as 1112 11th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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:T20160040593 DEEDWARR
Recvd: 05/16/16 10:43 2 pgs
Fees:13.00 Taxes:2405.00

20160516-0048436

Witness my/our hand(s) this 6th day of May, 2016

TriTrust Invesments General Partnership, Norma Crow, Partner

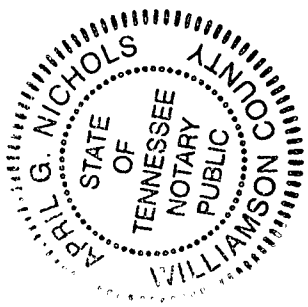
TriTrust Invesments General Partnership, Robert England, Partner

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner (or other officer authorized to execute the instrument) of TriTrust Invesments General Partnership, the within named bargainor, and that such Partner or officer as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TriTrust Invesments General Partnership, as Partner.

Witness my hand and seal this 6h day of May, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019



State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Robert England, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner (or other officer authorized to execute the instrument) of TriTrust Invesments General Partnership, the within named bargainor, and that such Partner or officer as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TriTrust Invesments General Partnership, as Partner.

Witness my hand and seal this 6h day of May, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

