BILL GARRETT, Davidson County
Trans:T20160063904 DEEDWARR
Recvd: 07/25/16 14:59 3 pgs
Fees:18.00 Taxes:1063.75
20160725-0076472

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

Suzanne B. McGehee, Guy E. Bates, Jr., and Mary B. George

TO: CVHC4, LLC
1728 General George Patton Drive, Ste 200
Brentwood, TN 37027

MAP & PARCEL:
022-030.00

SEND TAX BILLS TO: 1728 General George Patton Dr, Ste 200, Brentwood, TN 37027

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Suzanne B. McGehee, Guy E. Bates, Jr., and Mary B. George, Grantors herein; have bargained and sold and by these presents do convey unto CVHC4, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot 1 as shown on the Final Plat Dollar General Whites Creek Pike of record at Instrument No. 20130716-0073565, Register's Office of Davidson County, Tennessee, to which record reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Suzanne B. McGehee, Michael D. Bates, Guy E. Bates, Jr. and Mary B. George, each owning a ¼ interest in the subject property, from The Bates Family Limited Partnership, by deed dated August 27, 2009, of record in Instrument No. 20090903-0082882, Register's Office of Davidson County, Tennessee. Michael D. Bates then conveyed his ¼ interest in subject property unto Suzanne B. McGehee, and Guy E. Bates, Jr. by deed dated December 23, 2010, of record in Instrument No. 20110107-0002263, said Register's Office.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to easements, setback lines, restrictions and all matters shown on the plan of record in Instrument No. 20130716-0073565, Register's Office of Davidson County, Tennessee; Cross Access Easement containing easement provisions and land use restrictions of record in Instrument No. 20130806-0082447, said Register's Office; Sewer Easement of record in Book 7474, page 662, said Register's Office; Storm Water Detention Agreement of record in Book 6523, page 865, said Register's Office; all matters shown on the survey of Michael R. Williams, dated May 6, 2016; and all other matters of record.

This is unimproved commercial property known as 7216 Whites Creek Pike, Nashville, TN 37080.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 19th day of July, 2016.

Suzanne B. McGehee

~~Guy E. Bates, Jr.~~

Mary B. George

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Suzanne B. McGehee and Mary B. George, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 19th day of July, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/16

~~STATE OF~~

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Guy E. Bates, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the ____ day of _____, 2016.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $287,500.00.

Affiant

SWORN to and subscribed before me,

this the 20th day of July, 2016.

NOTARY PUBLIC

My commission expires: 01-06-20

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 21 day of July, 2016.

Suzanne B. McGehee

Guy E. Bates, Jr.

~~Mary B. George~~

~~STATE OF TENNESSEE~~

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Suzanne B. McGehee and Mary B. George, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the ____ day of _____, 2016.

NOTARY PUBLIC

~~My commission expires:~~ _____

STATE OF Florida

COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Guy E. Bates, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 21 day of July, 2016.

NOTARY PUBLIC

My commission expires: 7/2/20

MICHELLE GUADARRAMA
Notary Public, State of Florida
Commission# GG 1073
My comm. expires July 2, 2020

~~STATE OF TENNESSEE~~

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $287,500.00.

Affiant

SWORN to and subscribed before me,

this the ____ day of _____, 2016.

NOTARY PUBLIC

~~My commission expires:~~ _____