WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,000.00.

Affiant

Subscribed and sworn to me on August 10, 2016.

NOTARY PUBLIC

My Commission Expires: 2.20.18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20160070011 DEEDWARR
Recvd: 08/12/16 10:16 3 pgs
Fees:18.00 Taxes:2294.00
20160812-0084105

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29635SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MG Gran, LLC 730 Highway 321 N, Suite 104 Lenoir City, TN 37771	"New Owners"	103-I-074 & 103-1-075

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CP Partners, G.P., hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents does transfer and convey unto MG Gran, LLC, a Tennessee limited liability company, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Two tracts of land known as parcel 74, located at 6035 Neighborly Avenue and parcel 75, located at 0 Neighborly Avenue, situated in the City of Nashville, Davidson County, Tennessee, being located in the 20th Council District, as recorded in Instrument DB-20160622-0063827, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Clint T. Elliott, Registered Land Surveyor, Tennessee RLS #2391, dated July 5, 2016, as follows:

PARCEL 74:

BEGINNING at a 1" iron rod (old) having Tennessee State Plane Coordinates of North 660857.80, East 1712095.52 located at the point where the eastern right-of-way line of Marcia Avenue, having a 50 foot right-of-way and the southern right-of-way line of Neighborly Avenue, having a 50 foot right-of-way, intersects; thence, leaving said point, with and along the southern right-of-way line of Neighborly Avenue, North 70 degrees 38 minutes 45 seconds East, 97.30 feet to an iron rod (old); thence, leaving said point and southern right-of-way line of Neighborly Avenue, South 22 degrees 12 minutes 15 seconds East, 134.97 feet to an iron rod (old), said point also being the Northeast corner of the Simpson Revocable Trust property, as recorded in Instrument QC-20140609-0049818, in the Register's Office for Davidson County, Tennessee; thence, leaving said point South 79 degrees 19 minutes 24 seconds West, 99.16 feet to an iron rod (old) being located on the aforementioned eastern right-of-way line of Marcia Avenue, said point also being the northwestern corner of the aforementioned Simpson Revocable Trust property; thence, leaving said point, with and along the eastern right-of-way line of Marcia Avenue, North 22 degrees 12 minutes 46 seconds West, 119.98 feet to the point of BEGINNING.

PARCEL 75:

COMMENCING at a 1" iron rod (old) having Tennessee State Plane Coordinates of North 660857.80 East 1712095.52 located at the point where the eastern right-of-way line of Marcia Avenue, having a 50 foot right-of-way and the southern right-of-way line of Neighborly Avenue, having a 50 foot right-of-way, intersects; thence, leaving said point, with and along the southern right-of-way line of Neighborly Avenue, North 70 degrees 38 minutes 45 seconds East, 97.30 feet to an iron rod (old) having a Tennessee State Plane Coordinates of North 660890.06, East 1712187.32 and being known as the POINT OF BEGINNING; thence, leaving said point with and along the southern right-of-way line of Neighborly Avenue, North 70 degrees 38 minutes 45 seconds East, 97.64 feet to an iron rod (old), said point being the northeastern most corner of the parcel being herein described; thence, leaving said point and southern right-of-way line of Neighborly Avenue, South 22 degrees 12 minutes 18 seconds East, 146.85 feet to a 1" pipe, the same point being the northeastern most corner of the Dwayne H. Smith property as recorded in Instrument DB-20080728-0076668, in the Register's Office for Davidson County, Tennessee; thence, leaving said point South 77 degrees 32 minutes 20 seconds West, 98.95 feet to an iron rod (old), said point being the northwestern corner of the aforementioned Dwayne H. Smith property and the southwestern corner of the parcel being herein described; thence, leaving said point North 22 degrees 12 minutes 15 seconds West, 134.97 feet to the POINT OF BEGINNING.

BEING the same property conveyed to CP Partners, G.P., by Warranty Deed from Bettie Joe Beckham, dated June 20, 2016 and recorded 6/22/16, of record in Instrument No.: 20160622-0063827, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as: 6035 Neighborly Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hand this 10th day of August, 2016.

CP Partners, G.P.

BY: William J. Snyder
PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William J. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Partner of CP Partners, G.P., the within named bargainor, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Partner.

Witness my hand, at office, on August 10, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE