BILL GARRETT, Davidson County
Trans:T20160076414 DEEDWARR
Recvd: 08/31/16 15:50 2 pgs
Fees:13.00 Taxes:166.50
20160831-0091638

ADDRESS NEW OWNER:
Exit Properties General Partnership
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
05205003700

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Restoration Property & Enterprises, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Exit Properties General Partnership, a Tennessee general partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "J" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 62 feet on the southerly side of Madison Boulevard and runs back 151 1/2 feet on the westerly line and 171 feet on the easterly line to a dead line measuring 59 feet thereon.

Being the same property conveyed to Restoration Properties & Enterprises, LLC, a Tennessee limited liability company, from Leigh Anne Arnold, a single person, by Warranty Deed recorded on May 20, 2015, in Instrument NO. 20150520-0046666, Register's Office for Davidson County, Tennessee.

This is property with a common address of **324 Madison Blvd., Madison, TN 37115**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 963, Page 665, said Register's Office (expired by time).(4) Articles of Organization for Restoration Properties & Enterprises, LLC, in Instrument No. 20130806-0082553, said Register's Office.(5) Easement to Lakewood Water Company for pipeline or water mains in Book 724, Page 248, said Register's Office.(6) Metro Letter filed against subject property in Instrument No. 20160623-0063859, said Register's Office, with a deadline for action of September 13, 2016.

Property Conveyed "AS IS." CM

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of August, 2016.

Restoration Property & Enterprises, LLC,
a Tennessee limited liability company

By: _____
Cindy Maxwell, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Cindy Maxwell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Managing Member of Restoration Properties & Enterprises LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Managing Member executed the within instrument for the purposes therein contained by signing the name of the company by the said Cindy Maxwell as such Managing Member.

Witness my hand and official seal at office, this 26th day of August 2016.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1608-195

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $45,000.00.

_____
Affiant

Subscribed and sworn before me this 26th day of August, 2016.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017