This Instrument prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Sworn to and Subscribed before me on this the 31st day of August, 2016.

NOTARY PUBLIC
My Commission Expires: 3/25/18

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160077301 DEEDWARR
Recvd: 09/02/16 13:24 3 pgs
Fees:18.00 Taxes:2035.00
20160902-0092677

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Auto Central Madison, LLC		034 09 0 098.00 (Tract I) 034 09 0 095.00 (Tract II)
12761 Old Hickory Blvd	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Farzin Ferdowsi**, hereinafter called Grantor, has bargained and sold, and by these presents do transfer and convey unto **Auto Central Madison, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, it's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

Parcel I
Land in Davidson County, Tennessee, being the southerly part of Lot Nos. 43, 44 and 45, Block "A" on the Plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, and described as follows:

Beginning at an iron pin in the northerly margin of Shakespeare Avenue, the common corner of Lots Nos. 42 and 43; thence with the line between said two lots, northwardly 43.5 feet to an iron pin; thence north 71 deg. 17' west 64.6 feet to an iron pin in the easterly margin of Gallatin Pike or Highway 31 E as widened; thence

with the margin of the same south 18 deg. 55' west 66.33 feet to the beginning of a curve; thence around said curve southeastwardly 20.44 feet to an iron pin in the northerly margin of Shakespeare Avenue; thence with the margin of the same eastwardly 76.88 feet to the beginning.

Parcel II

Land in Davidson County, Tennessee, being Lot Nos. 41 and 42 of Block "A" on the plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Amir Abaskhron and Adel Gayed and Hany Abskhroun by Warranty Deed from Ronald A. Hasty and wife, Linda Crook Hasty of record in Instrument 200505170055370, dated 05/11/2005; and being further conveyed to Tennessee Operations, LLC, a Florida limited liability company by Quit Claim Deed dated 04/07/2014 from Hany Abskhroun of record in Instrument 201404170032454, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Farzin Ferdowsi by Warranty Deed from Amir Abaskhron, Adel Gayed, and Tennessee Operations, LLC, a Florida limited liablity company of record in Instrument No. 20151208-0123569, Register's Office for Davidson County, Tennessee, dated 11/30/2015 and recorded on 12/08/2015.

Being also known as 1484 Gallatin Pike, Madison, Tennessee 37115.

TRACT II

Land in Davidson County, Tennessee, being Lot Nos. 39 and 40, Block A, on the plan of Edenwold City, of record in Plat Book 421, Page 123 (erroneously sited in prior deeds as Plat Book 421, Page 127), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John C. Moulton and Melissa Moulton, husband and wife, by Warranty Deed from Evalena Taylor Raymer of record in Instrument No. 20060324-0033814, Register's Office for Davidson County, dated 03/22/2006 and recorded on 03/24/2006.

Being the same property conveyed to Farzin Ferdowsi by Warranty Deed from John C. Moulton and Melissa Moulton, husband and wife, of record in Instrument No. 20150309-0019748, Register's Office for Davidson County, Tennessee, dated 03/06/2015 and recorded on 03/09/2015.

Being also known as 103 Shakespeare Ave., Madison, Tennessee 37115.

The above are the same descriptions as the previous deeds of record.

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, his heirs 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 except for (1) 2016 Davidson County Taxes which are a lien but not yet due and payable; (2) Subject to any and all matters as set forth per Plat Book 421, Page 123, said Register's Office; (3) Subject to Property Modification of record in Instrument 200801290009220, said Register's Office; and (4) Subject to right-of-way for public road(s).

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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of August, 2016.

Farzin Ferdowsi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Farzin Ferdowsi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.

NOTARY PUBLIC
My Commission expires: 3-24-19

MARGARET CREEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY