WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

O-VRES-16-122-T

BILL GARRETT, Davidson County
Trans:T20160077997 DEEDWARR
Recvd: 09/06/16 15:20 2 pgs
Fees:13.00 Taxes:2775.00
20160906-0093564

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Mad-Shu Properties, LLC	**New Owner**	
(NAME)	(NAME)	**103-02-0-138.00**
4901 Tennessee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RIBBON CUTTERS, INC.,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAD-SHU PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Plan of C. C. Vernon's Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and described as follows; to-wit:

(122 Oceola Avenue)
Beginning at a point on the Easterly margin of Oceola Drive, said point being located 238.7 feet South of the point where the Easterly margin of Oceola Drive intersects the Southerly margin of Burgess or Burgie Street; thence along the Easterly margin of Oceola Drive, South 6 degrees East 75 feet to a point; thence North 77 degrees 45 minutes East 143.5 feet to a point; thence North 5 degrees West 84.4 feet to a point; thence South 84 degrees 142.0 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Plan of C. C. Vernon's Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and described as follows; to-wit:

(124 Oceola Avenue)
Beginning on the Easterly margin of Osceola Avenue, as widened, at an iron pin 100 feet North of the Northwest corner of the property conveyed to Robert Monroe Harbin and wife, by deed from Frank D. Harbin and wife, as of record in Book 1469, Page 245, in the Register's Office, thence North 84 degrees East 145.2 feet to an iron pin; thence with the fence line North 5 degrees West 75.2 feet to an iron pin; thence South 84 degrees West 146.7 feet to an iron pin in the Easterly margin of Oceola Avenue; thence with said Avenue, South 6 degrees East 75 feet to the beginning.

Being the same property conveyed to Ribbon Cutters, Inc. by Warranty deed from Charles M. Wicks, Sr., unmarried of record in Instrument No. 20150908-0091146 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 08, 2015.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **122 and 124 Oceola Avenue , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 my/our hand(s) this the 31st DAY OF AUGUST, 2016.

Ribbon Cutters, Inc.,

Michael Thomas, President

STATE OF Missouri
COUNTY OF St Louis County

Before me, the undersigned Notary Public, personally appeared MICHAEL THOMAS, 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 the PRESIDENT of RIBBON CUTTERS, INC.,, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 31st of August, 2016.

Notary Public
My Commission Expires: 23 Nov 2019
(SEAL)

SHELBY GREGORY
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 15770589
My Commission Expires Nov 23, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212