Davidson County DEEDWARR
Recvd: 10/06/16 09:44 4 pgs
Fees:23.00 Taxes:4578.75
20161006-0105688

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28275-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dismas, Inc. 1513 16th Avenue South Nashville, TN 37212	New Owner	09211010400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ARI Holdings, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Dismas, Inc., a Tennessee nonprofit corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the southerly margin of the CSX Railroad. Bounded on the East by the G.A.P. Realty #1, LLC property, as of record in Deed Book 10378, Page 154, R.O.D.C. TN. Bounded on the South by the northerly margin of Charlotte Avenue-State Route 24 as widened, and being more particularly described as follows:

BEGINNING at an iron pin set in the northerly margin of Charlotte Avenue-State Route 24, said pin being the Southwest corner of the G.A.P. Realty #1 LLC property, as of record in Deed Book 10378, Page 154, R.O.D.C. TN, and being the Southeast corner of the tract herein described; Thence, with the northerly margin of Charlotte Avenue as widened; South 75 degrees 18 minutes 25 seconds west, 112.88 feet; North 14 degrees 41 minutes 35 seconds West, 6.56 feet; South 75 degrees 18 minutes 25 seconds West, 9.84 feet; South 14 degrees 41 minutes 35 seconds East, 6.56 feet; South 75 degrees 18 minutes 25 seconds West, 36.53 feet; North 5 degrees 47 minutes 18 seconds East, 21.77 feet; North 84 degrees 12 minutes 42 seconds West, 9.84 feet; South 5 degrees 47 minutes 18 seconds West, 24.05 feet; South 75 degrees 18 minutes 25 seconds West, 45.32 feet; North 14 degrees 41 minutes 35 seconds West, 6.56 feet; South 75 degrees 18 minutes 25 seconds West, 9.84 feet; South 14 degrees 41 minutes 35 seconds East, 6.56 feet; Thence, continuing with said margin, South 75 degrees 18 minutes 25 seconds West, 70.45 feet; Thence, leaving said margin, a common line with the CSX Railroad Right of Way, North 46 degrees 44 minutes 32 seconds East, 334.39 feet to an iron pin set; Thence, a common line with the G.A.P. Realty #1 LLC property, as of record in Deed Book 10378, Page 154, R.O.D.C., TN. South 15 degrees 06 minutes 50 seconds East, 161.20 feet to the POINT OF BEGINNING. Containing, 23,433 sq. ft. or 0.538 Acres, more or less.

Surveyors description of ARI Holdings LLC Property, 2424 Charlotte Avenue, Metro Parcel ID #09211010400, Instrument No. 20140422-0033644, R.O.D.C., TN, 21st Council District, Nashville, Davidson County, Tennessee, as prepared by: Brian A. McCain, R.L.S. TN#2256, Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0444-01.

BEING all of the same property conveyed to ARI Holdings, LLC, a Tennessee limited liability company from AATCO, Inc., a Tennessee corporation by Warranty Deed, of record in Instrument No. 20140422-0033644, Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded April 22, 2014, subject to Articles of Organization of Ari Holdings, LLC, of record in Instrument No. 20120221-0015017, said Register's Office.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5 day of October, 2016.

ARI HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Name: Tamay Ozari
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tamay Ozari with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of ARI HOLDINGS, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 5 day of October, 2016.

C. Loy Carney
Notary Public
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,237,500.00.

Harold Brown, PRES.
Affiant

Subscribed and sworn to before me this
5 day of October, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A

Permitted Encumbrances

1. All Matters as shown on the Plan of record in Plat Book 21, Page 40, Register's Office for Davidson County, Tennessee.

2. Easements as set out in the Deed to the State of Tennessee, of record in Book 11594, Page 677, said Register's Office.

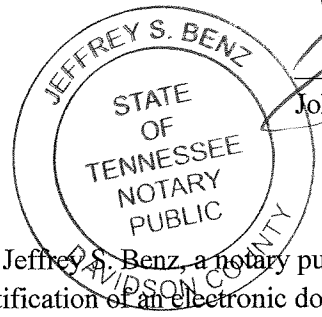
3. Easements as set out in the Final Order to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20020201-0014078, said Register's Office.

4. Easement Deed by Court Order in Settlement of Landowner Action to U.S. Sprint Communications Company, of record in Instrument No. 20140114-0003778, and in Affidavit, of record in Instrument No. 20140416-0031703, said Register's Office.

5. Subject to Chartered Railroad Right-of-Way.

6. All Matters as shown on the ALTA/NSPS Survey of ARI Holdings LLC Property, 2424 Charlotte Avenue, Metro Parcel ID #09211010400, Instrument No. 20140422-0033644, R.O.D.C., TN, 21st Council District, Nashville, Davidson County, Tennessee, as prepared by: Brian A. McCain, R.L.S. TN#2256, Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0444-01.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019