THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088838**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160088953 DEEDWARR
Recvd: 10/10/16 09:52 2 pgs
Fees:13.00 Taxes:3422.50
20161010-0106737

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: 643 Enterprises, LLC 2409A Eugenia Ave Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-08-262.00 118-08-070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gardner Family Partners, L.P.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **643 Enterprises, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being the Northerly 30 feet of Lot No. 42 and all of Lot No. 43 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said part of Lot No. 42 and all of Lot No. 43 front together 80 feet on the Westerly side of Eugenia Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed by Correction Quitclaim Deed from Carl P. Gardner (being the same person as Carl P. Gardner, d/b/a G & G Investments) to Gardner Family Partners, L.P., as recorded on the 19th day of June, 1996 in Deed Book 10091, Page 672; Quitclaim Deed from Carl P. Gardner (being the same person as Carl P. Gardner, d/b/a G & G Investments) to Gardner Family Partners, L.P., a Tennessee limited partnership, as recorded on the 29th day of December, 1995 in Deed Book 9903, Page 504 and Warranty Deed from Fannie Mae Swaner, a widow to Carl P. Gardner, d/b/a G & G Investments, as recorded on the 10th day of March, 1977 in Deed Book 5122, Page 910, in the Register's Office of Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 41 and the Southerly 20 feet of Lot No. 42 on the Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said County, described as follows:

Said Lot No. 41 fronts 50 feet on the Westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Said part of Lot No. 42 fronts 20 feet on the Westerly side of Eugenia Avenue and runs back Westerly between parallel lines 150 feet to an alley, and lies Northerly and adjoins Lot No. 41.

Being the same property conveyed by Correction Quitclaim Deed from Carl P. Gardner (being the same person as Carl P. Gardner, d/b/a G & G Investments) to

Gardner Family Partners, L.P., as recorded on the 19th day of June, 1996 in Deed Book 10091, Page 672 and Warranty Deed from Frank Henry Poole and wife, Willie Maude Poole to Carl P. Gardner, d/b/a G & G Investments, as recorded on the 10th day of March, 1977 in Deed Book 5122, Page 908, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANDVIEW HEIGHTS, as recorded in Plat Book 161, Page(s) 14 and 15.

Charter of Gardner Family Partners, L.P./Gardner Properties/Gardner Family Partners, LP/Gardner Properties, LLC recorded in Book 9903, Page 492, Instrument Nos. 19991207-0300548 and 20130206-0012481.

This is improved property located at 2405 and 2409 Eugenia Avenue Nashville TN 37211-2114.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2016.

Gardner Family Partners, L.P.

Carl A Gardner

By: Carl A. Gardner, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl A. Gardner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Managing Partner of Gardner Family Partners, L.P., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of October 2016.

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

Notary Public

My Commission Expires: