WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138

BILL GARRETT, Davidson County
Trans:T20160095999 DEEDWARR
Recvd: 10/31/16 11:57 4 pgs
Fees:23.00 Taxes:3700.00
20161031-0114794

THIS INDENTURE, made and entered into as of the **24th day of October, 2016** by and between:

Equity Enterprises, a Tennessee General Partnership, (hereinafter "Grantor"); and

Woody and Joyce Welch Family LLC, a Tennessee Limited Liability Company (hereinafter "Grantee")

WITNESSETH, that for and in consideration of Ten Dollars ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee, the following described real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized and possessed of said real property in fee simple, that they have full right and lawful authority to sell and convey the same; that the same is unencumbered except for:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR EXCEPTIONS

and that title and quiet possession thereto, Grantor shall warrant and forever defend against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" as used herein shall be "Grantors" or "Grantees" if more than one person or entity be referred to and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness the signature of the Grantor the day and year first above written.

Equity Enterprises, a Tennessee General Partnership

By: James A. Huffaker, General Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, James A. Huffaker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Equity Enterprises, a Tennessee General Partnership and that he as such General Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as General Partner.

Witness my hand and official seal this 21 day of October, 2016.

Notary Public

My Commission Expires: 1/16/2020

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2016.

Notary Public

My Commission Expires:

MARY ANN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES DECEMBER 18, 2016

RECORDING DATA

Name/Address of Property Owners:	Send Tax Bills To:	Map Parcel Numbers
Woody and Joyce Welch Family LLC 3216 Hollow Creek Road Germantown, TN 38138	Woody and Joyce Welch Family LLC 3216 Hollow Creek Road Germantown, TN 38138	106-05-0-118.00 and 106-05-0-160.00
Improved Property: Yes: ☑ No: ☐	Property commonly known and numbered as: 414 Woodycrest Avenue Nashville, TN 37210	
Return to: Tri-State Title, LLC 7842 Farmington Blvd., Germantown, TN 38138		

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I:
All that tract or parcel of land lying and being in the 16th Councilmanic District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the Northerly margin of Woodycrest Avenue, said point being the Southwesterly front corner of property now or formerly owned by Tennessee Vault Service, Inc.; thence Northwesterly along the Northerly margin of said Woodycrest Avenue and following the curvature thereof, 390 feet to the Southeasterly front corner of property now or formerly occupied by Gliflex; thence Northerly along the Gliflex property Easterly boundary 167.5 feet to the Southerly margin of the right-of-way of the Louisville and Nashville Railroad; thence Northeasterly along the Southerly margin of the right-of-way of Louisville and Nashville Railroad and following the curvature thereof a distance of 390 feet to an iron pin; thence Southerly along the Westerly boundary of the aforesaid Tennessee Vault Service, Inc. property 200 feet, more or less, to the Point of Beginning and containing approximately 1.5 acres.

Being the same property conveyed to the Grantor herein by deed of record at Book 5134, Page 930, in the Register's Office of Davidson County, Tennessee.

TRACT II:

Land in the 16th Councilmanic District of Davidson County, Tennessee, described by reference to a survey by the Southern Surveying Company, Inc., dated April 25, 1974, (the property herein conveyed being the Westerly approximately one-half of said property) as follows: Lot No. 1 resubdivision of the R.F. Rutledge Property of Record in Book 5060, page 122, Register's Office for said County.

BEGINNING at an iron pin in a Northerly margin of Woodycrest Avenue said point being located 390 feet Westerly of the Southwesterly front corner of the Tennessee Vault Service, Inc., property, as described in Deed of Record in Book 2740, page 395; thence North 84 degrees 27 minutes 38 seconds West along the said margin of Woodycrest Avenue 213.19 feet to an iron pin; thence around a curve to the right (radius 275 feet) along the Northerly margin of Woodycrest Avenue at a distance of 197.48 feet to an iron pin; thence continuing along the margin of Woodycrest Avenue, North 43 degrees 18 minutes 58.4 seconds West at a distance of 63.38 feet to an iron pin in the Southerly margin of the Louisville and Nashville Railway property; thence North 88 degrees 19 minutes 27.2 seconds East along the Southerly margin of the Louisville and Nashville Railroad property at a distance of 431.89 feet to a point, said point being 390 feet Westerly from the Northwesterly corner of the Tennessee Vault Service, Inc. property; thence in a Southerly direction a distance of 165 feet, moreorless, to the point of beginning.

Being the same property conveyed to the Grantor herein by deed of record at Book 5677, Page 475, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "A"

TRACT III:

A tract of land located in the 16th. Councilmanic District of Davidson County, Tennessee, and more particularly described as follows, according to a survey by Barry Greer and Associates, Tennessee R.L.S. No. 211, 2910 Elm Hill Pike, Nashville, Tn. 37214, (615) 883-3649, dated 1-16-91:

BEGINNING at an iron pin set in the Southern R.O.W. of the CSX Railroad, said pin also being the Northeast corner of the property conveyed to Equity Enterprises, by deed of record in Book 5134, Page 930, R.O.D.C., Tennessee, and said pin being located 50.00 feet South of the centerline of track, and proceeding as follows; Thence, with said R.O.W. of the CSX Railroad and the Northern Boundary of said Equity Enterprises for the following calls, in a westerly direction with a curve to the right having a radius of 1960.08 feet, a chord bearing South 88 degrees, 17 minutes, 12 seconds west, 2.57 feet, an arc length of 2.57 feet, to an iron pin set in said R.O.W., and being located 50.00 feet South of the centerline of track; Thence, South 88 degrees, 19 minutes, 27 seconds West, a distance of 17.41 feet to an iron pin set in said R.O.W. and being located 50.00 feet South of the centerline of track; Thence, North 01 degree, 40 minutes 33 seconds West, a distance of 20.00 feet to an iron pin set in said R.O.W. and being located 30.00 feet South of the centerline of track; Thence, South 88 degrees, 19 minutes, 27 seconds West, a distance of 796.59 feet to an iron pin set in the Eastern R.O.W. of Woodycrest Ave., said pin being located 30.00 feet South of the centerline of track and located 25.00 feet East of the centerline of Woodycrest Ave., said pin also being the Northwest corner of the property conveyed to Equity Enterprises, by deed of record in Book 5677, Page 475,R.O.D.C., Tennessee; Thence leaving said Equity Enterprises, and with said Eastern R.O.W. of Woodycrest Ave., North 42 degrees, 43 minutes, 59 seconds west, a distance of 79.57 feet to an iron pin set in the Northern R.O.W. of said CSX Railroad, said pin being located 30.00 feet North of the centerline of track and 25.00 feet East of the centerline of Woodycrest Ave.; Thence, with the South boundary of the property conveyed to Consolidated Freightways, by deed of record in Book 5931, Page 603, R.O.D.C., Tennessee, and with the Northern R.O.W of said CSX Railroad, North 88 degrees, 19 minutes, 27 seconds East, passing the Southeast corner of Consolidated Freightways and the Southwest corner of the property conveyed to South Central Bell, by deed of record in Book 4990, Page 708, R.O.D.C., Tennessee, at a distance of 812.47 feet, in all a total distance of 848.86 feet to an iron pin set in the Northern R.O.W. of said CSX Railroad and being located 30.00 feet North of the centerline of track; Thence, with said R.O.W. of said CSX Railroad and the boundary of said South Central Bell for the following calls, North 01 degree, 40 minutes, 33 seconds West, a distance of 20.00 feet to an iron pin set in said R.O.W. and being located 50.00 feet North of the centerline of track; Thence, North 88 degrees, 19 minutes, 27 seconds East, a distance of 17.41 feet to an iron pin set in said R.O.W. and being located 50.00 feet North of the centerline of track; Thence, in an Easterly direction with a curve to the left having a radius of 1860.08 feet, a chord bearing North 88 degrees, 10 minutes, 54 seconds East, 9.26 feet; an arc length of 9.26 feet, to an iron pin set in said R.O.W. and being located 50.00 feet North of the centerline of track; Thence, leaving said boundary of said South Central Bell and severing the R.O.W. of said CSX Railroad, ,South 02 degrees, 08 minutes, 53 seconds west, a distance of 100.24 feet to the beginning and containing 51,696 square feet, more or less.

Being the same property conveyed to the Grantor herein by deed of record at Book 9306, Page 968 , in the Register's Office of Davidson County, Tennessee.

EXCEPTIONS

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 5060, Page 122, in the Register's Office of Davidson County, Tennessee; also subject to easements of record at Instrument No. 20001201011809, in said Register's Office; also subject to 2017 Davidson property county taxes which are not yet due and payable and any subsequent years' taxes not yet due and payable all of which the grantee hereby assumes and agrees to pay.