BILL GARRETT, Davidson County
Trans:T20160101334 DEEDWARR
Recvd: 11/16/16 13:14 4 pgs
Fees:23.00 Taxes:4810.00
20161116-0121048

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,300,000.00

Affiant

Subscribed and sworn tome on November 15, 2016

NOTARY PUBLIC

My Commission Expires 7-3-2017

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29910SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tri Star Services, LLC, a Tennessee limited liability company 1740 Ed Temple Boulevard Nashville, TN 37208	New Owner	081-027

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Parman Corporation, a Tennessee corporation, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Tri Star Services, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties and taxes and assessments for subsequent years, a lien, but not yet due and payable.
2. Charter Right of Way of the Central Gulf Railroad.
3. 20-Foot Railroad Spur Easement as shown on the plan of record in Instrument No. 20000404-0033376, Register's Office for Davidson County, Tennessee.
4. Matters shown on Plan of record in Instrument No. 20000404-0033376, Register's Office for Davidson County, Tennessee.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1740 Ed Temple Boulevard, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

****SIGNATURE AND NOTARY ACKNOWLEDGEMENT FOLLOWING ON PAGE 2****

WITNESS my/our hand(s) this 15 day of November, 2016.

The Parman Corporation, a Tennessee corporation

BY: _____ Pres

John B. Jewell, IV, President

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared John V. Jewell, IV. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the The Parman Corporation, a Tennessee corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself in his capacity assaid President.

Witness my hand and official seal onNovember 15, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Final Plat of The Parman Corporation, of record in Instrument No. 20000404-0033376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to The Parman Corporation, a Tennessee corporation, by General Warranty Deed from C. Carroll Hildreth and wife, Mary A. Hildreth, recorded on September 10, 1999 in Book 11657, page 380, Register's Office for Davidson County, Tennessee.