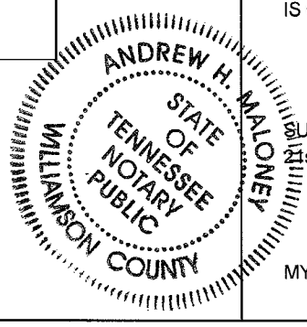
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/16 14:25 2 pgs
Fees:13.00 Taxes:481.00
20161129-0125225



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/5/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Think Tank Holdings, LLC	SAme	Parcel ID:
~~2701 Dickerson Pike~~ 420 West Main St		06015006000 /
~~Nashville, TN 37207~~ Lebanon, TN 37087		06015005900

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Think Tank Holdings, LLC , a Tennessee Limited Liability Company
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1
Being Lot No. 259 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Beginning at a point in the easterly margin of Dickerson Pike at the corner of Lots Nos. 259 and 260; thence with the line between said lots, easterly 128 feet to the line of Lot No. 261; thence with the line between Lots 259 and 261, southerly 63.4 feet to the North margin of Dellway Drive; thence with the margin of the same westerly 109.1 feet to the beginning of a curve; thence around said curve, northwesterly 32.4 feet to the easterly margin of Dickerson Pike; thence with the margin of the same northerly 42.5 feet to the point of beginning.

Tract 2
Being Lot No. 260 on the Map of Joywood Heights, Section Two, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Said Lot No. 260 fronts 65 feet on the easterly side of Dickerson Pike and runs back between lines, 125 feet on the north line and 128 feet on the south line, to the west line of Lot No. 26, measuring 79.7 feet thereon.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Louise Reasonover, a/k/a Mary Louise Burk Reasonover and Mary L. Reasonover and husband, Harold Reasonover, of record in Instrument 20140523-0044754, said Register's Office, dated May 22, 2014.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1130, Page 92 and 93, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 2701 Dickerson Pike, Nashville, TN 37207

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 we do covenant with the said GRANTEES 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 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.

Witness my hand this 21st day of November, 2016.

Kudzu Real Estate, Inc.

BY:_____
Robert B. Potter
President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2016.

My Commission Expires: 5/5/20 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN