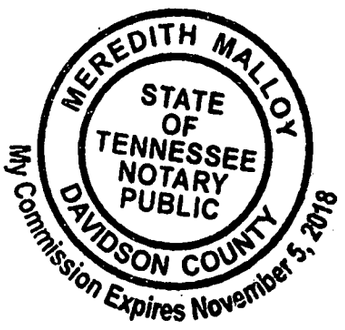
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2017.

Notary Public

My commission expires: 11/5/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
TTF Investments, LLC	New Owner	
101 North Maple Street		
Murfreesboro, TN 37130		

BILL GARRETT, Davidson County
Trans:T20170004456 DEEDWARR
Recvd: 01/17/17 15:38 5 pgs
Fees:28.00 Taxes:6660.00
20170117-0005037

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY OWEN "LADYE" DANIELS, EXECUTRIX TO THE ESTATE OF PHILLIP D. PERKERSON, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TTF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (1410 Dickerson Pike 071110007.00)

Land in Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the unrecorded plan of Joseph H. Talbot lands, and described according to a survey made by Ralph W. C. Lambert, dated February 1, 1959 and revised February 10, 1959 as follows:

Beginning at an iron pin in the westerly margin of the Dickerson Pike at the Northeast corner of a 20 foot easement given for a street, said easement being on the Northerly side of the property upon which is now located the Vanderbilt Plaza Motel; thence with the margin of said Dickerson Pike, North 19 degrees east 100.5 feet to an iron pin; thence North 71 degrees 30 minutes West 182 feet to an iron pin; thence North 81 degrees West 139 feet to an iron pin; thence North 86 degrees 45 minutes West 138 feet to an iron pin; thence South 89 degrees 30 minutes West 251 feet to an iron pin; thence South 0 degrees 30 minutes West 100.5 feet to an iron pin; thence South 81 degrees 30 minutes East 676 feet to the point of beginning.

Being the same property conveyed to Phillip D. Perkerson by Warranty deed from Gladys L. Perkerson of record in Book 3503, page 229, Register's Office for Davidson County, Tennessee, dated January 31, 1963 and recorded on January 31, 1963.

Tract 2 (1412 Dickerson Pike 071110006.00)

A tract of land in the 12th Civil District of said County and being more particularly described as follows:

Beginning in the center of the Dickerson Turnpike at a point 144 feet and 9 inches southward from the northeast corner of Lot No. 2 and the southeast corner of Lot No. 1of the Joseph Talbot lands, and running thence north 71° west 546 feet to a double walnut in the line between Lots Nos. 1 and 2 of said Talbot lands; thence with said line north 85° west 927 feet to a stake, the southeast corner of said Lot No.1 and the northwest corner of Lot No. 2; thence south 11° west 314 feet to the southwest corner of said lot No. 2, and the northwest corner of lot No.3; thence south 85° east 743 feet to the corner of a stone wall the southwest corner of J. A. Williams and wife land; thence north .5° east 117.5 feet to a point in stone fence, said Williams northwest corner; thence with Williams north line as follows: north 89.5° east 251 feet to a post in fence; thence south 86.75° east 138 feet to a post in south 81° east 139 feet to a point in fence; thence south 70.75° east 213 feet to the center of the Dickerson Pike, thence along the center of said Dickerson Pike, north 19.5° east 99.5 feet to the beginning, and containing 7.5 acres, more or less.

Included in said description, but expressly excluded from this conveyance is a tract heretofore conveyed to Gladys L. Perkerson by deed from Conner P. Perkerson and wife, Tennie Perkerson, of record in Book 2013, page 47, said Register's Office, described as follows: A small tract of land in the 12th Civil District of said county, being part of Lot 2 on the unrecorded Plan of the Lands of Joseph N. Tolbert, deceased, described according to a survey by N. G. Jenkins, November 5, 1949, as follows:

Beginning in the center line of a rock wall, said beginning point being north 71° west 311 feet from a center line of Dickerson Pike and being 311 feet west of the northeast corner of the property conveyed to Conner P. Perkerson by deed from J. A. Harlan et al, of record in Book 476, page 589, Register's Office for Davidson County, Tennessee; thence north 71° west 235 feet to a double walnut; thence north 85° west 927 feet; thence south 11° west 314; thence north 85° east 743 feet; thence north 30° east 117.5 feet; thence north 89° 30' east 251 feet; thence south 86° 45' east 138 feet; thence south 81° east 39 feet; thence north 18° east 113 feet to the point of beginning, containing 6.77 acres, more or less

Being the same property conveyed to Gladys L. Perkerson by Warranty deed from Conner P. Perkerson and wife, Tennie Perkerson of record in Book 2204, page 307, Register's Office for Davidson County, Tennessee, dated October 29, 1953 and recorded on November 17, 1953.

Tract 3 (0 Dickerson Pike 071100165.00)

A small tract of land in the 12th Civil District of said county, being part of Lot 2 on the unrecorded Plan of the Lands of Joseph N. Tolbert, deceased, described according to a survey by N. G. Jenkins, November 5, 1949, as follows:

Beginning in the center line of a rock wall, said beginning point being north 71° west 311 feet from a center line of Dickerson Pike and being 311 feet west of the northeast corner of the property conveyed to Conner P. Perkerson by deed from J. A. Harlan et al, of record in Book 476, page 589, Register's Office for Davidson County, Tennessee; thence north 71° west 235 feet to a double walnut; thence north 85° west 927 feet; thence south 11° west 314; thence north 85° east 743 feet; thence north 30° east 117.5 feet; thence north 89° 30' east 251 feet; thence south 86° 45' east 138 feet; thence south 81° east 39 feet; thence north 18° east 113 feet to the point of beginning, containing 6.77 acres, more or less.

Being the same property conveyed to Gladys L. Perkerson by Warranty deed from Conner P. Perkerson and wife, Tennie Perkerson of record in Book 2013, page 47, Register's Office for Davidson County, Tennessee, dated November 15, 1949 and recorded on July 6, 1949.

Tract 4 (0 Public St. 071100162.00)

Land in Davidson County, Tennessee, being identified as Parcel 162 on Tax Map 71-10, a copy of which is attached hereto and incorporated herein by reference as Exhibit A, and being further described as follows:

Beginning at a point on the easterly margin of Public Street, said point being approximately 170 feet in a southerly direction from the southeast corner of the intersection of Penning Avenue and Public Street as shown on the map attached as Exhibit A; running then approximately 112 feet in an easterly direction to a point in the westerly margin of the

property shown as parcel 165 on said map; running then in a southwesterly direction with the line between parcels 162 and 165 approximately 95 feet to a point; running then in a generally westerly direction approximately 81 feet to the easterly right of way of Interstate 65; running thence in a northwesterly direction along said right of way approximately 56 feet to a point being the intersection of the right of way of Interstate 65 and the easterly margin of Public Street in a northerly direction approximately 38 feet to the point of beginning.

Being the same property conveyed to Philip B. Perkerson by Quitclaim deed from Joel H. Mosley, Trustee of record in Book 7741, page 371, Register's Office for Davidson County, Tennessee, dated December 30, 1988 and recorded on December 30, 1988.

Tract 5 (0 Penning Ave. 071100163.00)

Land in Davidson County, Tennessee, being identified as tax parcel 07110016300 being the Phillip D. Perkerson property as described in instrument DB000078860000998 in the Register' s Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing at an iron rod found, having Tennessee State Plane Coordinates of North 680360.98, East 1739747.38, said point being located at the southwest corner of the Metro Government Schwab property as recorded in instrument DB000011980000080 in the Register' s Office of Davidson County, Tennessee, said point also being the northwest corner of the Phillip Perkerson property as recorded in instrument DB0000022040000307 in the Register' s Office of Davidson County, Tennessee; thence, South 14 degrees 17 minutes 01 seconds West, 160.04 feet to a capped iron rod, said point being the northeast corner of the property being herein described and known as the POINT OF BEGINNING for this property description; thence, South 14 degrees 17 minutes 01 seconds West, 103.50 feet to a capped iron rod located on the eastern right-of-way of U.S. Interstate 65, having a right-of-way width that varies and said point being the southeast corner of the property being herein described; thence, North 84 degrees 33 minutes 54 seconds West, 44.68 feet to a capped iron rod located at or near a control access fence; thence, North 13 degrees 19 minutes 00 seconds West, 108.00 feet to a capped iron rod, said point being the northwest corner of the property being herein described; thence, South 84 degrees 33 minutes 54 seconds East, 95.32 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcels of land contains 7,158 square feet or 0.16+/Acres.

Tract 6 (0 Penning Ave. 071100164.00)

Land in Davidson County, Tennessee, being identified as tax parcel 07110016400 being the Phillip D. Perkerson property as described in instrument QC 000084390000801 in the Register ' s Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing at an iron rod found, having Tennessee State Plane Coordinates of North 680360.98, East 1739747.38, said point being located at the southwest corner of the Metro Government Schwab property as recorded in instrument DB000011980000080 in the Register' s Office of Davidson County, Tennessee, said point also being the northwest corner of the Phillip Perkerson property as recorded in instrument DB0000022040000307 in the Register' s Office of Davidson County, Tennessee; thence, South 14 degrees 17 minutes 01 seconds West, 274.35 feet to a point, said point being the northeast corner of the property being herein described and known as the POINT OF BEGINNING for this property description; thence, South 14 degrees 17 minutes 01 seconds West, passing thru a capped iron rod at 39.812 feet, for a total of 80.50 feet to a concrete monument located on the eastern right-of-way of U.S. Interstate 65, having a right-of-way width that varies and said point being the southern corner of the property being herein described, having Tennessee State Plane Coordinates of North 680017.09, East 1739659.84; thence, North 13 degrees 19 minutes 00 seconds West, 84.00 feet to a capped iron rod located at or near a control access fence, said point being the northwest corner of the property being herein described; thence, South 84 degrees 33 minutes 54 seconds East, 39.39 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcels of land contains 1,566 square feet or 0.04+/Acres.

Tract 7 (0 Penning Ave. 07110015800)

Land in Davidson County, Tennessee, being identified as tax parcel 07110015800 and described in Deed Book 8440, Page 500 in the Register' s Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a capped iron rod set at the northeast corner of the property being herein described, said point also being located on the southern property line of the Jenkins Properties, LP. as recorded in Deed Book 9638, Page 552 in the Register' s Office of Davidson County, Tennessee, the same point being the northwest corner of the Metro Government Schwab property as recorded in Deed Book 1198, Page 80 in the Register' s Office of Davidson County, Tennessee; thence, leaving said point, with and along the western property line of the aforementioned Metro Government Schwab property, south 14 degrees 27 minutes 35 seconds West, 208.71 feet to a capped iron rod set; thence, North 84 degrees 33 minutes 54 seconds West, 214.04 feet to a capped iron rod set on the eastern right-of-way line of U.S. Interstate 65, having a right-of-way width that varies, said point set at an access control fence; thence, leaving said point, with and along the eastern right-of-way line of U.S. Interstate 65, North 12 degrees 20 minutes 52 seconds West, 196.00 feet to a capped iron rod set; thence, North 11 degrees 40 minutes 08 seconds East, 16.90 feet to a capped iron rod set; thence, South 81 degrees 19 minutes 16 seconds East, 90.00 feet to a capped iron rod set; thence, North 08 degrees 40 minutes 44 seconds East, 19.93 feet to a capped iron rod set on the southern property line of the aforementioned Jenkins Properties, LP., line; thence, South 81 degrees 19 minutes 21 seconds East, 214.16 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcel of land contains 55,053 square feet or 1.26+/Acres.

Tract 8 (0 Penning Ave. 071100159.00)

Land in Davidson County, Tennessee, being identified as tax parcel 07110015900 being the Philip D. Perkerson property as described in instrument QC 000084390000798 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument found, having Tennessee State Plane Coordinates of North 680434.50, East 1739563.23, said point being located at or near a control access fence at or near the eastern right-of-way line of U.S. Interstate 65, having a right-of-way width that varies; thence, leaving said point, North 12 degrees 20 minutes 52 seconds West, 11.62 feet to a capped iron rod; thence, South 84 degrees 33 minutes 54 seconds East, 40.00 feet to a capped iron rod; thence, South 03 degrees 58 minutes 53 seconds West, 50.98 feet to a capped iron rod, said point being located at the northeast corner of the Joel H. Moseley Property as recorded in instrument DB000078860000998 in the Register ' s Office of Davidson County, Tennessee; thence, North 84 degrees 33 minutes 54 seconds West, 25.00 feet to a capped iron rod at the highway access control fence; thence, North 12 degrees 16 minutes 53 seconds West, 41.88 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcels of land contains 1,656 square feet or 0.04+/Acres.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1410 & 1412 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of January, 2017.

The Estate of Phillip D. Perkerson, Deceased

Mary Owen "Ladye" Daniels, Executrix

Mary Owen "Ladye" Daniels, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Owen "Ladye" Daniels, Executrix to the Estate of Phillip D. Perkerson, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of January, 2017.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018