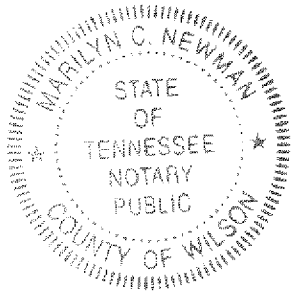
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CRG, LLC	CRG, LLC	60-04-88
(NAME)	(NAME)	
821 Brentview Drive	821 Brentview Drive	Davidson County DEEDWARR Recvd: 01/19/17 15:46 4 pgs Fees:23.00 Taxes:2775.00 **20170119-0006227**
(ADDRESS)	(ADDRESS)	
37220, TN	37220, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oak Valley Lanes Bowling Alley, a partnership composed of Larry C. Baker and Gary H. Baker, and The Estate of Gary Hall Baker and Larry C. Baker, Individually**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **CRG, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Oak Park Commercial Development Section 3 (Re-Subdivide Lot 2) as of record in Book 4060, Page 152, Register's Office for said County.

Said Lot fronts 315.52 feet on the Northerly side of Oak Valley Drive and runs back between lines 149.88 feet on the Westerly side and 150.60 feet on the Easterly side to a dead line in the rear measuring 316.40 feet thereon.

Being part of the same property conveyed to Oak Valley Lanes Bowling Alley, a partnership composed of Larry C. Baker and Gary H. Baker, by Quitclaim Deed from Larry C. Baker and wife, Ann Marie Baker and Gary H. Baker and wife, Della Ruth Baker, filed for record on November 7, 1984 at Book 6421, page 744, said Register's Office. Gary H. Baker, also known as Gary Hall Baker, having since died May 22, 2013, vesting said property to Larry C. Baker, who was also appointed as Executor, according to the Last Will and Testament for Gary Hall Baker and Letters of Testamentary filed as File No. 13P-1510 on September 27, 2013 in the Seventh Circuit Court for Davidson County, Tennessee.

Subject to all matters as set forth per Book 4060, Page 152, as amended by Book 5317, Page 426; Right-of-way Easement to BellSouth Telecommunications of record in Instrument 20090212-0012449; Rights of others under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 111 Oak Valley Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 our hands this 19th day of January, 2017.

OAK VALLEY LANES BOWLING ALLEY

Larry C. Baker, Partner

Larry C. Baker, Individually

THE ESTATE OF GARY HALL BAKER

Larry C. Baker, Executor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Larry C. Baker, whom I am personally acquainted and who upon his oath acknowledged himself to be a Partner of Oak Valley Lanes Bowling Alley, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 19th day of January, 2017.

NOTARY

MY COMMISSION EXPIRES: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Larry C. Baker, whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of the Estate of Gary Hall Baker, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 19th day of January, 2017.

NOTARY

MY COMMISSION EXPIRES: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned Notary, personally appeared Larry C. Baker, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument for the purpose herein contained, as his free act and deed.

Witness my hand and official seal this 19th day of January, 2017.

NOTARY

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

