Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0919-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of January, 2017

Notary Public
My Commission Expires: 2-20-18

BILL GARRETT, Davidson County
Trans:T20170007207 DEEDWARR
Recvd: 01/25/17 11:33 4 pgs
Fees:23.00 Taxes:5827.50
20170125-0008148

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
TTF Investments, LLC 101 N. Maple Street Murfreesboro, TN 37130	New Owner	Map/parcel: 07003000700; 07007006000; 07007006200; 07007006300; 07007006000; 07007006100

WARRANTY DEED

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, I/WE

Trinity Lane Realty, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS 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), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

See attached Exhibit "A" for complete legal description

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 0 Walker Ln.; 0 Overall St.; 0 W. Trinity Ln.; 0 Day Street & 869 W. Trinity Ln. Nashville, Tennessee 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), ITS heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of January, 2017

Trinity Lane Realty, LLC, a Tennessee Limited Liability Company

BY: _____

ITS: Member.

STATE OF TENNESSEE)

:ss

COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Dharmesh S. Patel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the Sole Member of Trinity Lane Realty, LLC, and that he as such sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as sole Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20 day of January, 2017



NOTARY PUBLIC

My Commission Expires: 8/20/2019

Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 49, 50, 51 and 56 on the Plan of Free Silver Plan Showing 2nd Addition of record in Plat Book 332, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded is that portion of the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8295, Page 649, re-recorded in Book 8299, Page 314, in said Register's Office.

Being the same property conveyed to Trinity Lane Realty, LLC by Warranty deed from Nocturne Village Investors, a Tennessee joint venture composed to Clyde D. Manis, Mickey D. Manis, Quincy T. Salam and David N. Salam of record in Instrument No. 20141010-0094081 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on October 10, 2014. (Value of consideration shown in aforementioned deed $320,000.00.)

Being also known as 0 Walker Ln.; 0 Overall St.; 0 W. Trinity Ln.; & 869 W. Trinity Ln. Nashville, Tennessee 37207.

Tract 2:

Land lying on the north side of Day Street (unimproved), 369.38 feet east of Old Buena Vista Road in the First Civil District, Metropolitan Nashville Davidson County, Tennessee, being part of the land deeded to Allison & Betty Dawkins by deed recorded in Instrument No. 20040311-0028065, Register's Office for Davidson County (R.O.D.C.), Tennessee and more particularly described as follows:

BEGINNING at an iron pin (old) on the north right of way line of Day Street, 369.38 feet (measured along said north right of way line) east of the east right of way line of Old Buena Vista Road and marking the southeast corner of the land deeded to Thelma Hardy by deed recorded in Instrument No. 20010828-0093505, R.O.D.C., Tennessee;

1.Thence, with the east line of said Hardy, N08 deg. 42'57'W, a distance of 123.89 feet to an iron pin (old) at the northeast corner of Hardy;

2.Thence, with the north line of said Hardy, S78 deg. 55'17'W, a distance of 276.01 feet to an iron pin (old) at the southeast corner of the land deeded to Curtis L. Hayes, Jr. by deed recorded in Book 7876, page 159, R.O.D.C., Tennessee;

3.Thence, with the east line of said Hayes, N05 deg. 58'38'W, a distance of 205.00 feet to an iron pin (set) at the east corner of other land deeded to Curtis Hayes, Jr. by deed recorded in Book 10860, page 142, R.O.D.C., Tennessee;

4.Thence, with the east line of said other land of Hayes; of the land deeded to George E. Thomas by deed recorded in 6716, page 876, R.O.D.C., Tennessee; of the land deeded to Cloda M. Lee by deed recorded in Book 10251, page 91, R.O.D.C., Tennessee, N41 deg. 46'04'W, a distance of 435.11 feet to an iron pin (old) at the east corner of "Revision One, Phase Two, Nocturne Forest and Phase Three, Nocturne Forest" as recorded in Instrument No. 20030122-0008632, R.O.D.C., Tennessee;

5.Thence, with the east line of said Nocturne Forest, N45 deg. 01'42' W, a distance of 88.75 feet to an iron pin (set) on the south line of "Phase Two, Nocturne Forest" as recorded in Instrument No. 20000602-0055004, R.O.D.C., Tennessee;

6.Thence, with the south line of said "Phase Two, Nocturne Forest", S80 deg. 15'46"E, a distance of 903.42 feet to an iron pin (old) at the northwest corner of the land deeded to Earnest E. Cowan by deed recorded in Book 8280, page 922, R.O.D.C., Tennessee;

7.Thence, with the west line of said Cowan, S08 deg. 42'57"E, a distance of 473.93 feet to an iron pin (old) on the north right of way line of Day Street;

8.Thence, with said north right of way line, S82 deg. 30'00"VV, a distance of

54.62 feet to a point;

Thence severing said Dawkins land with the following five calls (9 through 13):

9.N09 deg. 30'01W, a distance of 90.41 feet to a point;

10.S81 deg. 0027"W, a distance of 58.62 feet to a point;

11.N15 deg. 46'48'W, a distance of 49.53 feet to a point;

12.S74 deg. 14'25'W, a distance of 76.11 feet to a point;

13.S15 deg. 46'48"E, a distance of 128.24 feet to a point on the north right of way line of Day Street;

14.Thence, with said north right of way line, S82 deg. 30'001W, a distance of 120.83 feet to the POINT OF BEGINNING; CONTAINING 322,373 square feet or 7.401 acres, more or less.

This description was prepared using the "Boundary Survey of the Allison & Betty Dawkins Property" by Thornton & Associates, Inc., revised to May 4, 2006 and certified by Jeffrey K. Kimbro, Tennessee RLS 1756.

Being the same property conveyed to Trinity Lane Realty, LLC by Quitclaim Deed from Tara Bhika, a married person dated January 16, 2017 and appearing of record in Instrument Number 20170120-0006646 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tara Bhika, a married person by warranty deed from Allison Dawkins and Betty Dawkins, husband and wife of record in Instrument No. 20150724-0072924 Register's Office for Davidson County, Tennessee, dated 07/23/2015 and recorded on 07/24/2015. (Value of consideration shown in aforementioned deed $82,000.00.) Being also known as 0 Day Nashville, Tennessee

Tract 3:

Land in Davidson County, Tennessee, being Lot 52 Map of Part of Free Silver Plan, as shown on plat of record in Plat Book 332, page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Trinity Lane Realty, LLC by Quitclaim Deed from Tara Bhika, a married person dated January 16, 2017 and appearing of record in Instrument Number 20170120-0006646 in the Regiter's Office for Davidson County, Tennessee.

Being the same property conveyed to Tara Bhikia, a married person by warranty deed from Family Financial International, Inc., a Tennessee Corporation of record in Instrument No. 20150708-0066433 Register's Office for Davidson County, Tennessee, dated 06/30/2015 and recorded on 07/08/2015. (Value of consideration shown in aforementioned deed $35,000.00.) Being also known as 0 Day Nashville, Tennessee