Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0125-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

BILL GARRETT, Davidson County
Trans:T20170018140 DEEDWARR
Recvd: 03/02/17 11:30 2 pgs
Fees:13.00 Taxes:1387.50
20170302-0020752

Kelly Dorsey
Affiant

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2017

Annemarie Cain
Notary Public
My Commission Expires: 2-20-18

Address of New Owner	Send Tax Bills To:	
PFOX, LLC 2373 Quail Meadows Road Ozark, MO 65721	New Owner	Map/parcel: 081160149.00 and 081160150.00

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

TTF Investments, 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

PFOX, 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:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

TRACT I - 1027 Cheatham Place:
LAND in Davidson County, Tennessee, being Lot No. 103 on the Map of McGavock & Wetmore's Addition to Nashville, known as the "Town of McGavock", as of record in Book 21, Page 23, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

TRACT II - 1029 Cheatham Place:
LAND in Davidson County, Tennessee, being parts of Lot Nos. 95 and 96, in McGavock Wetmore and Others Addition to Nashville called the Town of McGavock, plat of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Cheatham Street and an alley, being the northeast corner of said Lot No. 96, running thence with the western margin of said alley, southerly 100 feet, more or less, to an alley about 10 feet wide; thence at right angles to the last line, and along the

northern margin of said 10 foot alley, 50 feet; thence at right angles and on a line parallel with the first named alley, northerly 85 feet, more or less, to Cheatham Street; thence with the southern margin of Cheatham Street easterly 51 feet 4 inches, more or less to the beginning.

BEING the same property conveyed to TTF Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from TriTrust Investments General Partnership, a Tennessee general partnership, dated 5/6/16 and recorded 5/10/16 in Instrument No. 20160510-0046142, in the Register's Office of Davidson County, Tennessee.

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: 1027 and 1029 Cheatham Place 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 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 28th day of February, 2017

TTF Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Gilbert Wayne McCarter, Member

STATE OF TENNESSEE)

:ss

COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Gilbert Wayne McCarter** 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 a Member of TTF Investments, LLC and that he as such 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 Member

WITNESS MY HAND AND OFFICIAL SEAL, this the 28th day of February, 2017

Annemarie Cain

NOTARY PUBLIC

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY