Davidson County DEEDWARR
Recvd: 03/17/17 16:12 4 pgs
Fees:23.00 Taxes:1683.50
20170317-0026514

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28902-1B
Box #14

ADDRESS NEW OWNER:
TD Monday Investment Group
1516 Hampton Street
Nashville TN 37207

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
04112013600

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **SAM'S CASH 'N' CARRY, INC., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TD MONDAY INVESTMENT GROUP, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1 as shown on the Final Plat for 3840 Dickerson Road, prepared by M. Steve Sanders, TN R.L.S. #1585 on July 27, 2009, and being of record in Instrument No. 20091109-0103514, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING all of the same property conveyed to Ahmad Salem and Azzam Al-Asmar by Warranty Deed dated March 14, 2007 from GOGT, Inc., of record in Instrument No. 20070319-0033240, Register's Office for Davidson County, Tennessee, and further conveyed to Sam's Cash 'N' Carry, Inc., a Tennessee corporation by Quitclaim Deed dated March 22, 2010 from Ahmad Salem and Azzam Al-Asmar, of record in Instrument No. 20100326-0022810, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13 day of March, 2017.

SAM'S CASH 'N' CARRY, INC., a Tennessee corporation

By: _____
Name: Azzam Al-Asmar
Its: Vice President

By: _____
Name: Nejmeddine Khalfaoui
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Azzam Al-Asmar with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of SAM'S CASH 'N' CARRY, INC., a Tennessee corporation, the within-named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13 day of March, 2017.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nejmeddine Khalfaoui with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of SAM'S CASH 'N' CARRY, INC., a Tennessee corporation, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13 day of March, 2017.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.

Affiant

Subscribed and sworn to before me this
17 day of March, 2017.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 04112013600 (Lot 1).

2. All Matters as shown on the Plan of record in Instrument No. 20091109-0103514, Register's Office for Davidson County, Tennessee.

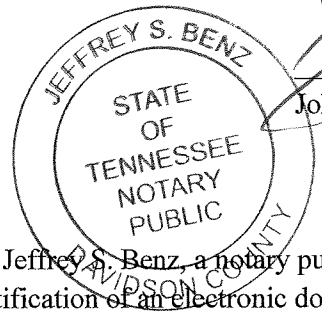
3. Restrictive Covenants contained in instrument of record in Book 2294, Page 346; in Book 2298, Page 109; and Reinstating Original Restrictions in Book 6399, Page 1; and further Restrictions in Book 6693, Pager 506, said Register's Office.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20100201-0007768, said Register's Office.

5. Agreement for Dedication of Easement for Storm Drainage, of record in Instrument No. 20100201-0007830, said Register's Office.

6. All Matters as shown on the ALTA/NSPS Land Title Survey of 3840 Dickerson Road by Patrick Coode and Company, Patrick S. Coode, R.L.S. #855, dated March 8, 2017 as File No. 216-046-2.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019