BILL GARRETT, Davidson County
Trans:T20170031848 DEEDWARR
Recvd: 04/17/17 13:13 5 pgs
Fees:28.00 Taxes:2997.00
20170417-0036957

This Instrument Prepared By:
Dwayne W. Barrett
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
P&H Germantown Property, LLC 3807 Dartmouth Ave. Nashville, TN 37215	P&H Germantown Property, LLC 3807 Dartmouth Ave. Nashville, TN 37215	082-09-0-172.00

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is EIGHT HUNDRED TEN THOUSAND and 00/100 Dollars ($810,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of April, 2017.

Notary Public

SARAH DeAGOSTINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires: 11/5/18

For and in consideration of the sum of EIGHT HUNDRED TEN THOUSAND and 00/100 Dollars ($810,000.00), the receipt and sufficiency of which is hereby acknowledged, JAMES LEE ROLLINS ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto P&H GERMANTOWN PROPERTY, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 1311 4th Avenue North, Nashville, Davidson County, Tennessee. This Property is not the principal residence of Grantor.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 14 day of April, 2017.

GRANTOR:

JAMES LEE ROLLINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared James Lee Rollins, with all of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Mount Juliet, Tennessee, this 14th day of April, 2017.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 55, on the Map of D. T. McGavock's First Addition, as of record in Plat Book 10, Page 606, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of the 4th Avenue North, formerly Cherry Street, 50 feet south of the common corner of Lots No. 55 and 56, thence westerly parallel with and 50 feet south of the line between said lots, 175 feet to the easterly margin on an alley; thence with the margin of said alley southerly 42.5 feet to a point; thence easterly 175 feet to the westerly margin of 4th Avenue, North; thence with the margin of the motherly 42.5 feet to the point of beginning.

Being the same property as conveyed to James Lee Rollins by Warranty Deed from Paula Cook of record in Book 10714, Page 234, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2017 and subsequent years, thereafter.

2. Plat of record in Plat Book 10, Page 606 in the Register's Office for Davidson County, Tennessee.

3. Order before the Metropolitan Board of Zoning Appeals of record in Instrument No. 20020429-0052241, said Register's Office.