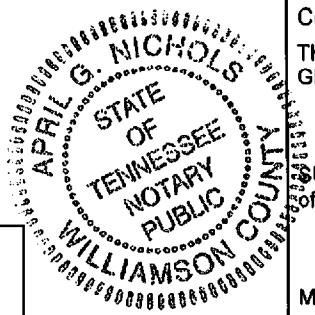
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Shannon Mills
Affiant

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

April G Nichols
Notary Public

MY COMMISSION EXPIRES: 6-30-2019

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/02/17 15:46 3 pgs
Fees:18.00 Taxes:5550.00
20170502-0043267

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TTF Investments LLC	TTF Investments LLC	082-02-0-065.00
(NAME)	(NAME)	
101 N Maple Street	101 N Maple Street	082-02-0-064.00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130	Murfreesboro, TN 37130	082-02-0-063.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gallatin Food Valu, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TTF Investments LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 82-02, ASSESSOR'S OFFICE. ON THE EAST SIDE OF NORTH DICKERSON ROAD IN METROPOLITAN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY NORTH DICKERSON ROAD ON THE WEST; GEORGE D. GREGORY ON THE NORTH; A 12' ALLEY ON THE EAST; SAID A. MOHAMMED ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET IN A BRASS CAP IN AN ANCIENT CONCRETE WALL ON THE EAST SIDE OF NORTH DICKERSON ROAD (35.59' FROM THE CENTER), LOCATED N11°14'25"E 130.00' FROM THE NORTH MARGIN OF CLEVELAND STREET, ALSO BEING THE NORTHWEST CORNER OF SAID A. MOHAMMED (REF. INSTRUMENT #20040114-0005943 R.O.D.C.) THENCE LEAVING MOHAMMED AND WITH THE EAST SIDE OF NORTH DICKERSON ROAD N11°14'25"E 277.00' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF GEORGE D.
GREGORY (REF. BOOK 3769 PAGE 437 R.O.D.C.); THENCE LEAVING NORTH DICKERSON ROAD AND WITH GREGORY'S SOUTH LINE S80°31'50"E 150.75' TO AN IRON PIN SET ON THE WEST SIDE OF A 12' ALLEY; THENCE LEAVING DICKERSON AND WITH THE WEST SIDE OF SAID ALLEY S10°30'32"W 276.91' TO AN IRON PIN SET, THE NORTHEAST CORNER OF THE AFOREMENTIONED SAID A. MOHAMMED; THENCE LEAVING THE ALLEY AND WITH MOHAMMED'S NORTH LINE WITH AN ANCIENT CONCRETE WALL N80°31'50"W 154.29' TO THE POINT OF BEGINNING, CONTAINING 0.97 ACRES, MORE OR LESS, AND BEING A PORTION OF WEBB INVESTMENT COMPANY LTD. II PROPERTY AS RECORDED IN BOOK 6969 PAGE 206 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 07, 2005.

BEING THE SAME PROPERTY CONVEYED TO GALLATIN FOOD VALU, INC., BY QUITCLAIM DEED FROM

WEBB INVESTMENT COMPANY, LTD., II, A TENNESSEE LIMITED PARTNERSHIP, DATED JULY 20, 2007, OF RECORD IN INSTRUMENT NO. 20070803-0092310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 907 Dickerson Pike, Nashville, TN 37207
917 Dickerson Pike, Nashville, TN 37207
921 Dickerson Pike, Nashville, TN 37207

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

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters according to survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, TN 37062 and dated March 7, 2005; and all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hands this 28th day of April, 2017.

GALLATIN FOOD VALU, INC.

By: Freddie Robertson
Its: President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Freddie Robertson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Gallatin Food Valu, Inc. and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and official at Franklin, Tennessee, seal this 28th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 25079

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

Certificate of Authenticity

I, April G. Nichols, 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 Williamson

Personally appeared before me, Janice G. Nichols, a notary public for this county and state, April G. Nichols 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: December 8, 2019

Notary's Seal (If on paper)

JANICE G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY