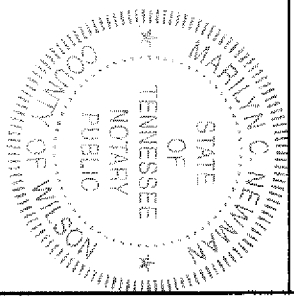
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TLC Properties, Inc.	TLC Properties, Inc.	07114020300
(NAME)	(NAME)	
5321 Corporate Blvd., Baton Rouge, LA 70808	5321 Corporate Blvd., Baton Rouge, LA 70808	Davidson County DEEDWARR Recvd: 05/03/17 15:02 3 pgs Fees:18.00 Taxes:384.80 **20170503-0043895**
(ADDRESS)	(ADDRESS)	
GL# 25-1201-7804,		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mai Cagle**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TLC Properties, Inc., a Louisiana Corporation** , hereinafter called the GRANTEE(S), its successors and/ or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a parcel of land located Davidson County, Tennessee, being identified as Parcel ID 07114020300, being portions of Lots 215 through 219 as shown on the final plat of J.B. Haynie's, Gladstone Addition as recorded in Book 161, Page 11, in the Register's Office of Davidson County, TN, and being more particularly described as follows:

Beginning at an old 1 / 2" iron rod defining the South Right-of-Way of Vashti Street and being the center of an old abandoned alley adjoining Lot 219 as shown on the aforementioned Plat, and being a common corner with COMMERCIAL PROPERTIES, INC. as described in Instrument Number 20160302-0020052, as recorded in the Register's Office of Davidson County, Tennessee; Thence, with said common line, SOUTH 51 DEGREES 09 MINUTES 32 SECONDS EAST, 199.98 Feet to an old 1 / 2" iron rod in a fence defining the North Right-of-Way of Interstate 65; Thence, with said Right-of-Way, SOUTH 84 DEGREES 41 MINUTES 23 SECONDS WEST, 264.48 Feet to a fence corner defining the Right-of-Way of said Vashti Street and passing an old 5 / 8" iron rod at a distance of 142.26 Feet; Thence, with said Right-of-Way, with a non-tangent curve turning to the right having an arc length Of 57.35 Feet, a radius of 141.08 Feet, a chord bearing of NORTH 27 DEGREES 35 MINUTES 37 SECONDS EAST, and a chord length of 56.96 Feet; Thence, NORTH 39 DEGREES 14 MINUTES 25 SECONDS EAST, 128.36 Feet to the point of beginning and containing 19,270 Square Feet or 0.44 Acres, more or less, according to a survey by Weatherford and Associates, LLC, P.O. Box 8248, Hermitage, TN 37076, TNRLS #1941, dated April 6, 2017.

Being a portion of the same property conveyed to Mai Cagle by Installment Deed from Billy R. Stone and wife, Diane A. Stone filed for record at Book 7507, Page 925, Register's Office for Davidson County, Tennessee.

Matters as shown on plat recorded in Book 161, Page 10, Register's Office for Davidson County, Tennessee.

Easement and/or right of way recorded in Book 2902, Page 399, Register's Office for Davidson County, Tennessee. Covenants, conditions and restrictions recorded in Book 7507, Page 925, Register's Office for Davidson County, Tennessee; Subject to rights of others in possession under the terms and conditions contained in the Lease of record in Book 5157, Page 649, said Register's Office. Subject to rights of others in possession under the terms and conditions contained in the Lease of record in Book 11751, Page 487, said Register's Office. County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1300 Vashti Street, Nashville, TN 37207

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

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 successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 18th day of April, 2017.

Mai Cagle

Mai Cagle

State of Tennessee
County of Davidson

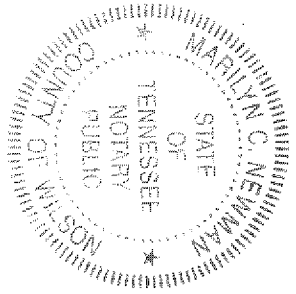
Personally appeared before me Mai Cagle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of April, 2017.

Notary Public

My Commission Expires: 3-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

