# WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

2017-756

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| TTF Investments, LLC<br>101 N. Maple Street<br>Murfreesboro, TN 37130 | SAME | 082.02-0-065.00 |

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 consideration, the receipt of which is hereby acknowledged, I/we, **TriTrust Partners, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **TTF Investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 907, 917, 921 Dickerson Pike, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

BEING A TRACT ON 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# 200401114 PAGE 5943 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. DEEDBOOK 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 DEED BOOK 6969 PAGE 206 REGISTER'S OFFICE, 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 TriTrust Partners, LLC from TTF Investments, LLC by Quitclaim Deed dated April 28, 2017 and recorded May 3, 2017 in Instrument Number 20170503-0043917, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
**This is ( X ) improved property know as** 907, 917, 921 Dickerson Pike, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20170038407 DEEDWARR
Recvd: 05/05/17 12:26 2 pgs
Fees:13.00 Taxes:6660.00
20170505-0044812

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 28th day of April, 2017

Norma Crow

TriTrust Partners, LLC, By: Norma Crow, Managing Member

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member ( or other officer authorized to execute the instrument) of TriTrust Partners, LLC, the within named bargainor, and that such Managing Member or officer as Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TriTrust Partners, LLC, as Managing Member.

Witness my hand and seal this 28th day of April, 2017

DeAnna Gwyn

NOTARY SIGNATURE
Notary Expires: 5/8/18

