Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0709

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2017

Notary Public
Commission Expires: 7-24-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel (s)
Jon P. Kemp	NEW OWNER	041-08-0-024.00
1158 Potter Lane		041-08-0-025.00
Gallatin, TN 37066		041-08-0-026.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Skyline Commercial Properties, GP, by and through by all its General Partners

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon P. Kemp

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:

Lot 8 - Parcel 041-08-0-024.00:
Commencing at a railroad spike (new) in the westerly margin of Dickerson Pike, a corner to James Hickman (Deed No. 20120612-0051107), thence, N 23°50'35" E a distance of 199.98 feet to an iron pin (new), a corner to Lot 7 this survey, and in the margin of said Dickerson Pike, the point of beginning; thence, leaving said Dickerson Pike, N 64°34'23" W, a distance of 475.70 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc. (Deed Book 11302, page 459), a corner to Lot 7 this survey; thence, N 10°14'10" E a distance of 100.83 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc., and a corner to Lot 9 this survey; thence, S 64°51'27" E a distance of 499.37 feet to an iron pin (new) in the westerly margin of Dickerson Pike; thence, with said Dickerson Pike, S 23°50'35" W, a distance of 99.83 feet to the point of beginning, containing 1.10 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated November 1, 2012.

Lot 6 - Parcel 041-08-0-026.00:
Beginning at a railroad spike (new) in the westerly margin of Dickerson Pike, a corner to James Hickman (Deed No. 20120612-0051107), and being the most southeast corner of this lot; thence, leaving said Dickerson Pike, N 64°34'11" W a distance of 464.34 feet to an iron pin (old), a corner to said Hickman, and a corner to SFX Operating Company of Tennessee, Inc. (Deed Book 11302, page 459); thence, N 22°32'35" E a distance of 100.74 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc. and a corner to Lot 7 this survey; thence, S 64°29'07" E a distance of 466.65 feet to an iron pin (new), a corner to Lot 7 and in the westerly margin of Dickerson Pike; thence, with Dickerson Pike, S 23°50'35" W a distance of 99.96 feet to the point of beginning, containing 1.07 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated November 1, 2012.

BILL GARRETT, Davidson County
Trans:T20170041051 DEEDWARR
Recvd: 05/15/17 10:33 3 pgs
Fees:18.00 Taxes:1850.00
20170515-0047821

Lot 7 - Parcel 041-08-0-025.00:
Commencing at a railroad spike (new) in the westerly margin of Dickerson Pike, a corner to James Hickman (Deed No. 20120612-0051107), thence, N 23°50'35" E a distance of 99.96 feet to an iron pin (new), a corner to Lot 6 this survey, and in the margin of said Dickerson Pike, the point of beginning; thence, leaving said Dickerson Pike, N 64°29'07" W, a distance of 466.65 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc. (Deed Book 11302, page 459); thence, N 18°38'13" E a distance of 99.97 feet to an iron pin (old), a corner to SFX Operating Company of Tennessee, Inc., and a corner to Lot 8 this survey; thence, S 64°34'23" E a distance of 475.70 feet to an iron pin (new), a corner to Lot 8 in the westerly margin of Dickerson Road; thence, with said Dickerson Pike, S 23°50'35" W, a distance of 100.02 feet to the point of beginning, containing 1.08 acres according to a survey done by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated November 1, 2012.

BEING the same property conveyed to Skyline Commercial Properties, GP, by Warranty Deed from Patricia Frensley, Executor for The Estate of Mary Frances King, dated and recorded 1/3/13 in Instrument No. 20130103-0000606, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 3 Parcels Dickerson Pike, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of May, 2017

Skyline Commercial Properties, GP

By: Steve Denny
Its General Partner

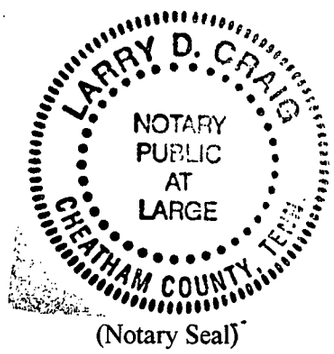
By: Terry Denny
Its General Partner

By: Scotty Chambliss
Its General Partner

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Steve Denny, Terry Denny and Scotty Chambliss with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged themselves to be the General Partner (s) of Skyline Commercial Properties, GP, and that they as such General Partner (s) being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of May, 2017.



(Notary Seal)

Notary Public
My Commission Expires: 7-24-2019