WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20170042520 DEEDWARR Recvd: 05/18/17 14:34 2 pgs Fees:13.00 Taxes:3700.00 20170518-0049570	I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,000,000.00. Subscribed and sworn to before me, this the 2nd day of May, 2017 Notary Public My Commission Expires: Dec 1, 2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 511 Union Street, Suite 2300, Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Grant Ventures, LLC P.O. Box 331678 Murfreesboro, TN, 37133	159-00-0-080.00	Pinnacle Bank P.O. Box 331678 Murfreesboro, TN 37133

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GRANNY WHITE PARTNERS, LLC,** a Tennessee limited liability company, (hereinafter the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto **GRANT VENTURES, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee described according to a survey made by Stephen A. Draper, Surveyor, April 14, 1953, and revised January 4, 1954, as follows:

Beginning in the center of Granny White Pike at the southwest corner of the property conveyed to Frank F. Bruer, Jr. and wife, by deed from Howard Gardner and wife, of record in book 2244, page 487, Register's Office for said County; thence with Bruer's southerly line, north 79° 29' east 500 feet to an iron pin; thence south 7° east 311.5 feet to an iron pin in a fence line, Brown's northerly line; thence with said line, north 87° 30' west 507.2 feet to the center of said Pike; thence with the center of said Pike, north 7° west 190.5 feet to the beginning, containing 2.88 acres, more or less.

This conveyance is made subject to restrictive covenants contained in deed of record in book 2270, page 51, said Register's Office.

Being the same property conveyed to Granny White Partners, LLC by Quitclaim Deed from Harry W. Wade, III, William Newton Wade and Emmaline Young Wade Rotier of record at Instrument No. 20100915-0073443, Register's Office for Davidson County, Tennessee, dated 08/31/2010 and recorded on 09/15/2010.

This conveyance and all covenants and warranties contained herein, are made expressly subject to restrictions of record and all matters shown on the plan of record.

This is improved property, known as 5610 Granny White Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said Property to Grantee, its successors 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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 16th day of May, 2017.

GRANTOR:

GRANNY WHITE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Harry W. Wade, III, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. Tucker Herndon, a Notary Public for the state and county aforesaid, Harry W. Wade, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of GRANNY WHITE PARTNERS, LLC., a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 16th day of May, 2017.

_____
NOTARY PUBLIC

My Commission Expires: Dec 7, 2020

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 7, 2020