Davidson County DEEDWARR
Recvd: 07/20/17 10:53 4 pgs
Fees:23.00 Taxes:2904.50
20170720-0073279

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

29805-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Haskins Properties, LLC 943 Old Lebanon Dirt Road Hermitage, TN 37076	New Owner	10611000700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Thompson-Jahn Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Haskins Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 13 on the plan of Interstate Park South, of record in Book 4460, Page 29, Register's Office for said County, and being more fully described as follows:
>
> BEGINNING at a point in the northerly margin of New Hill Avenue at the Southeast corner of Reserved Parcel "B", shown on said plan; thence, with the eastern boundary line of said parcel North 43° 19' East 68.82 feet, and North 65° 21' East 93.9 feet to the southerly margin of Interstate Highway 40; thence, with same South 24° 39' East 167.07 feet; thence, South 82° 58' West 119.32 feet to the northerly margin of said New Hill Avenue; thence, with same westwardly 119.28 feet to the BEGINNING.
>
> Being all of the same property conveyed to Smith Family Properties, LLC, a Tennessee limited liability company by Deed dated June 16th, 1998 from Robert F. Smith and wife, Jean C. Smith, of record in Book 10983, Page 643, Register's Office for Davidson County, Tennessee, and further conveyed to James L. Thompson, Jr. and Ann Smith Jahn, as tenants in common by Quitclaim Deed dated November 28th, 2007 from Smith Family Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20071212-0143043, said Register's Office, and further conveyed to Thompson-Jahn Properties, LLC, a Tennessee limited liability company by Quitclaim Deed dated April 30th, 2009 from James L. Thompson, Jr. and Ann Smith Jahn, as tenants in common, of record in Instrument No. 20090513-0043865, said Register's Office.

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, its successors and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of July, 2017.

THOMPSON-JAHN PROPERTIES, LLC, a
Tennessee limited liability company

By: _____
Name: James L. Thompson, Jr.
Its: Member

STATE OF TENNESSEE]
COUNTY OF BLOUNT]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James L. Thompson, Jr. with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of THOMPSON-JAHN PROPERTIES, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand and seal, at office in KNOXVILLE, Tennessee, this 17 day of July, 2017.

JEFFREY K WEBER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

_____
Notary Public
My Commission Expires: My Commission Expires November 26, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $785,000.00.

_____
Affiant

Subscribed and sworn to before me this 19 day of July, 2017.

_____
Notary Public
My Commission Expires: July 9, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 10611000700.

2. Abstract of Lease by and between Thompson-Jahn Properties, LLC and Richardson Outdoor Advertising, Inc., of record in Instrument No. 20120920-0085390, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the Plan of record in Plat Book 4460, Page 29, said Register's Office.

4. Deeds of Conveyances for water and sewer mains, of record in Book 4544, Page 76 and Book 4552, Page 833, said Register's Office.

5. All Matters as shown on the ALTA As-Built Survey of 332 Hill Avenue by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., R.L.S. # 1728, dated June 25, 2017 as File Number 17005.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019