This instrument prepared by:
Shults & Shults
111 Gay Street
P. O. Box 129
Erwin, TN 37650
(423) 743-9179

BILL GARRETT, Davidson County
Trans:T20170063699 DEEDWARR
Recvd: 07/25/17 13:05 3 pgs
Fees:18.00 Taxes:1535.50
20170725-0075157

WARRANTY DEED

THIS DEED made and entered into on this the 24 day of July, 2017, by and between **V & C HOLDING, LLC,** hereinafter referred to as "first party", and **SCALES NUTRITION & WELLNESS, PLLC,** hereinafter referred to as "second party";

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, first party has bargained and sold and does, by these presents, transfer and convey unto the second party, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

> "Land in Davison County, Tennessee, being Lots Nos. 17 and 18 of Travis Park of record in Plat Book 3700, pages 61 and 62, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description."
>
> The conveyance of the above described parcel of land is subject to all matters shown on the plat of record in Plat Book 3700, pages 61 and 62, in the Register's Office for Davidson County, Tennessee.
>
> REFERENCE: Being the same property which Green Springs Properties, LLC, conveyed to V & C Holding, LLC, by deed dated July 30, 2012, of record as Instrument No. 20120731-0067486 of the Davidson County, Tennessee, Registry.
>
> The foregoing description is the same as the description contained in the deed referenced hereinbefore.

TO HAVE AND TO HOLD unto the second party, its successors and assigns forever, together with all appurtenances and hereditaments thereunto attached.

First party covenants with second party that it is lawfully seized and possessed of the property hereby conveyed; that it has a good and lawful right to sell and convey it; that the title to the same is free and unencumbered, except for any valid restrictions or easements, if any, of record; and it further binds itself, its successors and representatives, to warrant and defend the title against the lawful claims of all persons whomsoever.

The taxes for 2017 shall be prorated between the first party and the second party as of the date of this deed.

WITNESS my hand and signature of the day and date first above written.

V & C HOLDING, LLC

BY: _____
DAVID CRUZ
Title: member

BY: _____
RAFAEL VELEZ
Title: member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned notary of the state and county aforesaid, personally appeared **DAVID CRUZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be member of **V & C HOLDINGS, LLC,** the within named bargainor, a LLC, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as member.

Witness my hand and seal, at office, this 14 day of July, 2017.

_____
NOTARY PUBLIC

DAVID WHITTAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned notary of the state and county aforesaid, personally appeared **RAFAEL VELEZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **V & C HOLDING, LLC,** the within named bargainor, a LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

Witness my hand and seal, at office, this 14 day of July, 2017.

NOTARY PUBLIC

DAVID WHITTAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

My commission expires:

NOTICE: Failure to promptly record this instrument in the Register of Deeds Office could seriously jeopardize your rights. Preparers of this instrument have taken the legal description herein set forth from documents provided by the parties to this transaction and, therefore, no representation is made for the accuracy thereof.

FOR TAX ASSESSOR'S USE ONLY:
PARCEL IDENTIFICATION NUMBER 133-15-103
ASSIGNED BY THE COUNTY ASSESSOR OF PROPERTY

PROPERTY OWNER:
Name SCALES NUTRITION & WELLNESS, PLLC
Address 1029 Market Street
Franklin, TN 37067
PARTY RESPONSIBLE FOR PAYMENT OF
PROPERTY TAXES: same

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 415,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of July, 2017.

Notary Public/Register of Deeds

TINA G. WHITSON STATE OF TENNESSEE NOTARY PUBLIC WASHINGTON COUNTY

My commission expires:
7-28-20