BILL GARRETT, Davidson County
Trans:T20170065498 DEEDWARR
Recvd: 07/31/17 14:23 6 pgs
Fees:33.00 Taxes:5920.00
20170731-0077455

This Instrument Prepared By:

C. Tucker Herndon, Esq.,
Burr & Forman LLP
511 Union Street, Ste. 2300
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Roxy Properties, LLC 361 Windhaven Bay Mount Juliet, Tennessee 37122	Same
Map(s) & Parcel No(s).: 097-13-0-039.00 and 097-13-0-043.00	

THIS **GENERAL WARRANTY DEED** is made as of the 31st day of July, 2017, between **KENNETH R. THOMPSON, SR.**, an individual resident of the State of Tennessee, as grantor and being "Grantor", and **ROXY PROPERTIES, LLC**, a Tennessee limited liability company, as grantee and being "Grantee":

W I T N E S S E T H

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee the real property described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Final Plat, Section 9 - Lot No. 1, Larchwood Commercial Subdivision, of record in Plat Book 8250, page 604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KENNETH R. THOMPSON, SR., by deed from JERRY CAGGIANO, JR., of record as Instrument No. 20041018-0124739, dated October 13, 2004, said Register's Office.

Together with easement for ingress and egress as set forth in Book 10151, page 289, said Register's Office.

This is improved property known as 3248 Blackwood Drive, Nashville, Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Final Plat, Larchwood Commercial Subdivision, Section 11, Lot 1, of record as Instrument No. 20130506-0045271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KENNETH R. THOMPSON, SR., by quitclaim deed from J.C.'S BULLSEYE SPORTS BAR, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20131104-0114162, dated October 31, 2013, said Register's Office.

This is unimproved property known as 0 Blackwood Drive, Nashville, Davidson County, Tennessee.

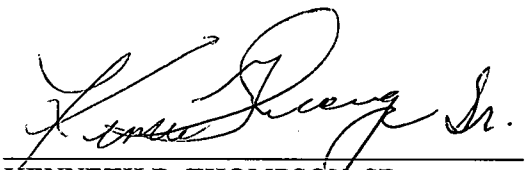
TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to (i) the matters set forth on Exhibit "A" attached and incorporated herein by reference and (ii) 2017 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:



KENNETH R. THOMPSON, SR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth R. Thompson, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2017.

Notary Public

My Commission Expires: Dec 7, 2020

TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,600,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2017.

Notary Public

My Commission Expires: Dec 7, 2019

C. TUCKER HERNDON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires

EXHIBIT "A"

1. Matters shown on the Plan of record in Plat Book 8250, page 604, Register's Office for Davidson County, Tennessee. (Tract 1)

2. Matters shown on the Plan of record in Plat Book 6900, page 875 and as Instrument No. 20130506-0045271, said Register's Office. (Tract 2)

3. Easement(s) of record in Book 10151, page 289, said Register's Office. (Tract 1)