BOX 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE KELLEY*** *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF* TENNESSEE] *COUNTY OF* DAVIDSON] *The actual consideration or value, whichever is greater, for this transfer is $596,220.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, AS OF THE 19th DAY OF DECEMBER, 2016.* *Notary Public* *My commission expires:* 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

Name and Address of New Owner:

Rainbow Rascals Nolensville LLC
1732 Crooks Road
Troy, Michigan 48084

BILL GARRETT, Davidson County
Trans:T20170072781 DEEDWARR
Recvd: 08/22/17 13:20 3 pgs
Fees:18.00 Taxes:2206.01
20170822-0086165

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

6365 Nolensville Road
Nashville, TN 37211

Map and Parcel:

P/O 181-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FIRST FREEDOM BANK,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **RAINBOW RASCALS NOLENSVILLE LLC,** hereinafter called "**GRANTEE,**" its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat, Phase I, Governors Chase II, of record in Instrument No. 20170818-0084905 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to First Freedom Bank by Substitute Trustee's Deed from Robert Evans Lee, Substitute Trustee of record as Instrument No. 20090923-0088483 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6365 Nolensville Road, Nashville, TN 37211.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for the year 2016 which have been prorated between the parties and assumed by Grantor.

2. Matters shown on Plat of record in Instrument No. 20170818-0084905 in the Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170413-0036176 in the Register's Office for Davidson County, Tennessee. Grantee, by acceptance of this Warranty Deed, assumes the obligations of Grantor under the aforementioned Declaration as to Lot 1.

4. Right-of-way for Nolensville Pike and Holt Road.

5. Rights of way for underground utilities.

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 does covenant with the said Grantee 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, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said 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.

[Signatures on following page]

WITNESS its hand as of the 19th day of December, 2016.

FIRST FREEDOM BANK

By: _____
John H. Bradshaw, President and COO

STATE OF TENNESSEE]
COUNTY OF]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared John H. Bradshaw, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and COO of FIRST FREEDOM BANK, the within named bargainor, a Tennessee corporation, and that he as such President and COO, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and COO.

WITNESS my hand and seal at office, the day and year first above written.

_____
NOTARY PUBLIC

My commission expires July 17, 2018

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DEBORAH R. LANNOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY