Davidson County DEEDWARR
Recvd: 09/01/17 16:09 4 pgs
Fees:23.00 Taxes:5180.00
20170901-0090531

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

30031-1
Box #14

ADDRESS NEW OWNER:
Eastern Peak, LLC
301 Demonbreun Street, Unit 1805
Nashville, TN 37202

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
11909006900

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, **Harbans Singh Ranshi** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Eastern Peak, 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:

BEGINNING at an iron pin on the northerly margin of Thompson Lane and the easterly margin of Nashville Railroad Company; thence, leaving said Thompson Lane, North 02°45'37" East, 136.29 feet to an iron pin in the southerly margin of an alley; thence, with said alley, South 85°07'16" East, 241.00 feet to an iron pin; thence, leaving said alley, South 05°03'39" West, 129.46 feet to an iron pin on the northerly margin of Thompson Lane; thence, with said Thompson Lane, North 86°15'01" West, 156.87 feet to an iron pin; thence, continuing along said margin, with a curve to the left (having a central angle of 03°02'30", a radius of 1,484.39 feet, a tangent of 39.41 feet, and a chord bearing and distance of North 87°46'16" West, 78.80 feet) a distance of 78.80 feet to the point of BEGINNING;

Containing 31,465.861 square feet or 0.722 acres, according to As-Built Survey of 532 + 534 Thompson Lane (Tax Map 119-9-0, Parcels 69 & 76), prepared by Volunteer Land Surveying Service, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated April 6, 2006 and bearing file no. 99018-2.

This is improved commercial property more commonly known as 536 Thompson Lane, Nashville, Davidson County, Tennessee 37211.

BEING all of the same property conveyed to Harbans Singh Ranshi by Deed dated April 12, 2006 from Mary Frances Aderholt, Trustee under Last Will and Testament of Julious Brown, of record in Instrument No. 20060417-0042962, Register's Office for Davidson County, Tennessee, and further conveyed to Harbans Singh Ranshi by Quitclaim Deed dated September 13, 2007 from Harbans Singh Ranshi, of record in Instrument No. 20070913-0110102, 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 Grantee that he 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 himself, his heirs, 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 31 day of August, 2017.

Harbans Singh Ranshi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harbans Singh Ranshi, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31 day of August, 2017.

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

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

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 11909006900.

3. Rights of Lamar Tennessee, L.L.C., a Tennessee limited liability company, d/b/a Lamar Nashville, being successor in interest to The Lamar Corporation, formerly a Louisiana corporation, as tenant in possession pursuant to that certain Lease Agreement dated September 27, 1984, notice of which is of record in Book 6498, page 453, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plat of record in Book 421, page 130, Register's Office for Davidson County, Tennessee.

5. Right of Way Deed to the State of Tennessee for public highway purposes in Book 2021, page 178, Register's Office for Davidson County, Tennessee.

6. Easement to the State of Tennessee as stated in the Consent Judgment and Final Decree of record in Book 6184, page 74, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 10011, page 926, Register's Office for Davidson County, Tennessee.

8. Conditions regarding existing utilities and other matters as recited in the Ordinance to close Talley Avenue contained in Metro Council Bill No. 088-494.

9. Memorandum of Lease Agreement by and between The Lamar Companies and Harbans Singh Ranshi, of record in Instrument No. 20061207-0151374, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070927-0115247, Register's Office for Davidson County, Tennessee.

11. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081007-0101688, Register's Office for Davidson County, Tennessee.

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