THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

Bill Garrett Davidson County
Batch# 2014 DEEDWARRSP
09/18/2017 03:51:10 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00

20170918-0095504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

SUBSCRIBED AND SWORN to before me this 15th day of September, 2017.

Notary Public
My Commission Expires:

BETTINA ZENGOTITA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 3, 2021

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Palmer Development Concepts, LLC P.O. Box 2142 Brentwood, TN 37024-2142	Same	Map/Parcel 160 - 109

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged First Advantage Bank, a Tennessee Banking corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Palmer Development Concepts, LLC ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Nashville, Tennessee, and being Parcel 109, Map 160 on the plat entitled AAMP, LLC as of record in instrument No. 20101104-0088694 in the Register's Office of Davidson County, TN. Being generally located north of Old Hickory Blvd and west of Franklin Pike (U.S. 31) and being more particularly described as follows:

Beginning at an existing iron pin (the southeasterly corner of lot 4 on the above mentioned plat) on the westerly right-of-way line of Franklin Pike (U.S. 31). Thence, with the lines of said Parcel 109, Map 160 the following calls: N 06 deg. 38'12" E a distance of 196.12 to an existing iron pin; S 79 deg. 08'08"E a distance of 63.44' to an existing iron pin; with a curve turning to the left with

an arc length of 201.78', with a delta angle of 7 deg. 46'22", having a radius of 1487.39', with a chord bearing of S 24 deg. 55'28"W, with a chord length of 201.62' to an existing iron pin; which is the point of beginning. Containing an area of 5,744 square feet or 0.13 of an acre more or less.

Being the same property as conveyed to First Advantage Bank by Successor Trustee's Deed of record in Instrument No. 20150521-0047117, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 15th day of September, 2017.

(SIGNATURES ON THE FOLLOWING PAGE)

GRANTOR:

First Advantage Bank

By: Jerry Cooksey
Title: EVP, CFO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public for said county and state, personally appeared Jerry Cooksey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the EVP, CFO of First Advantage Bank, a Tennessee banking corporation, the within named bargainor, and that he as such EVP, CFO executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as EVP, CFO.

Witness my hand and seal, in Nashville, Davidson County, Tennessee, this the 15th day of September, 2017.

Notary Public

My Commission Expires: 7/2/18

