STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me on this 14th day of Sept, 2017

Notary Public
My Commission Expires:
03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Was Prepared by:
VINCENT K. SEILER, ESQ.
SEILER & HOUSTON, PLLC
125B Stonebridge Blvd. (38305)
P.O. Box 10455
Jackson, Tennessee 38308

Address of New Owner:
Darshan D. Lalla
1181 Cleveland Hall Boulevard
Old Hickory, Tennessee 37138

Send Tax Bills to:
Darshan D. Lalla
1181 Cleveland Hall Boulevard
Old Hickory, Tennessee 37138

Map-Parcel Number:
Map 75, Group 10, Parcel 212.0

Bill Garrett Davidson County
Batch# 2768 DEEDWARR
09/20/2017 04:07:18 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20170920-0096596

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RLH REAL ESTATE, INC., a Kentucky corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEGACY CAR WASH LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land located in the 1st Civil District of Davidson County, Tennessee, being Tract 4 of the First Revision, a Planned Unit Development, Wal-Mart Center as recorded in Plat Book 6900, Page 237, together with joint access easement as shown on said Plat; and more particularly described as follows:

Beginning at a spike being a corner of Tract 6, Wal-Mart Retail Trust and in the East margin of public utility and joint access easement, and also being the Northwest corner of herein described tract; thence with Tract 6, Wal-Mart Retail Trust with the following bearings and distances: South 55 deg. 28 min. 45 sec. East 188.05 feet to an iron pin, South 19 deg. 10 min. 26 sec. East 138.79 feet to an iron pin, North 72 deg. 21 min. 32 sec. West 95.00 feet to an iron pin, North 84 deg. 25 min. West 127.00 feet to an iron pin; thence with Tract 6, Wal-Mart Retail Trust and the East margin of public utility and joint access easement North 05 deg. 35 min. East 26.00 feet to an iron pin; thence with same North 84 deg. 25 min. West

RLH

8.00 feet to a spike; thence with same North 05 deg. 35 min. East 77.00 feet to a spike; thence with same North 08 deg. 45 min. East 94.32 feet to the point of beginning containing 0.665 acres by survey of James D. Webb, Tennessee Registered Land Surveyor No. 596, Maury County, Columbia, Tennessee, dated September 13, 1994.

Being the same property conveyed to Grantor by deed from NCW-National Car Wash, LLC, a Tennessee limited liability company, of record as Instrument No. 20080319-0027370, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2017 real and personal property taxes, which have been prorated and assumed by Grantee;
2. Matters shown on the plat of record in Book 6900, page 3, as revised in Book 6900, page 237, in the Register's Office of Davidson County, Tennessee;
3. Restrictive covenants contained in the instrument of record in Book 7748, page 753, in the Register's Office for said County;
4. Easement contained in the deed of record in Book 1272, page 504, in the Register's Office for said County;
5. Easement of record in Book 3922, page 472, in the Register's Office for said County;
6. Easement of record in Book 3930, page 499, in the Register's Office for said County;
7. Easements of record in Book 5003, page 299, in the Register's Office for said County;
8. Easement of record in Book 6389, page 299, in the Register's Office for said County;
9. Easement contained in the deed of record in Book 6778, page 793, in the Register's Office for said County;
10. Easement of record in Book 7141, page 120, in the Register's Office for said County;
11. Easement of record in Book 7294, page 536, in the Register's Office for said County;
12. Easement Agreement of record in Book 8268, page 952, in the Register's Office for said County;
13. Easement Agreement of record as Instrument No. 20030820-0120513, as clarified by Affidavit of record as Instrument No. 20080227-0019146, in the Register's Office for said County;

This is improved property known as 4121 Lebanon Pike, Hermitage, Tennessee 37076.

RLH

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Subject to said exceptions, Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to said land to said Grantee and its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of September, 2017.

GRANTOR:

RLH REAL ESTATE, INC.

By: Randy Hargrove
Randy Hargrove,
Secretary/Vice-President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, of the state and county mentioned, personally appeared RANDY HARGROVE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary/Vice-President (or other officer authorized to execute the instrument) of RLH REAL ESTATE, INC., the within named bargainor, a Kentucky corporation, and that such Secretary/Vice-President or officer as such Secretary/Vice-President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Secretary/Vice-President.

Witness my hand, at office, this the 14th day of September, 2017.

NOTARY PUBLIC

My commission expires: 03/03/2020

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.