WARRANTY DEED

Bill Garrett Davidson County
Batch# 16482 DEEDWARR
10/23/2017 11:07:37 AM 2 pgs
Fees: $13.00 Taxes: $4,136.10

20171023-0108234

LYNDA L. KING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,117,865.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-28-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
P&M Investment Company, LLC	P&M Investment Company, LLC	Map-Parcel 034-06-0-041.00
(NAME)	(NAME)	
2 Missionary Drive	2 Missionary Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **B & G Holdings, G.P. a Tennesee general partnership,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **P&M INVESTMENT COMPANY, LLC,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the East by Gallatin Road, on the South by the Alta Loma Baptist Church, and located generally South of Two Mile Pike and being more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, dated October 21, 1977, last recorded September 23, 1981, as follows:

Beginning at an iron pin in the westerly margin of Gallatin Road, also the northeast corner of Alta Loma Baptist Church property; thence leaving Gallatin Road, North 58 degrees 28' West, 190.34 feet to an iron pin; thence North 34 degrees 56" east 162.08 feet to an iron pin; thence, South 57 degrees 3' East 190.11 feet to the westerly margin of Gallatin Road; thence along the westerly margin of Gallatin Road, South 34 degrees 56' West 157.37 feet to the point of beginning and containing 0.70 acres more or less. Being Lot No. 1 on the plan of All care medical Center, McHenry Shopping center, of record in Book 5190, page 701, Register's Office of Davidson County, Tennessee, to which plan reference is made for amore complete description

Together with a nonexclusive perpetual access easement for ingress and egress to and from Gallatin Road over the existing driveway running along the northeasterly property line of the above described property as shown as a "joint access easement" on that certain plat of All Care Medical Center McHenry, Shopping center, of record in Book 5190, page 701, Davidson County register of Deeds Office.

Being part of the same property conveyed to B & G Holdings, G.P. a Tennessee general partnership by deed dated May 19, 2003 from Adventist Health System/Sunbelt, Inc. d/b/a a Tennessee Christian Medical Center, as shown of record in Instrument #200305210069639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 15 foot wide public utility easement and guy wire easement as shown of record in Book 8342, page 117, Register's Office for Davidson County, Tennessee. This conveyance is subject to a Subordination, Non-Disturbance and Attornment Agreement with Tennessee Urgent Care Associates as shown on Instrument #200305210069643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 1616 Gallatin Pike, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hands this 18th day of October, 2017.

B & G HOLDINGS, G.P. A TENNESEE GENERAL PARTNERSHIP

Robert Cranfield
General Partner

George Herda MD
George Herda
General Partner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Cranfield, with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Partner of the B & G Holdings, G.P. a Tennesee general partnership, the within named bargainor, and general partnership, and that he as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the general partnership, by the said Robert Cranfield, as such General Partner.

Witness my hand and official seal at Murfreesboro, Tennessee this 18 day of October, 2017

Notary Public

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 1/28/2019

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared George Herda, with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Partner of the B & G Holdings, G. P., a Tennessee general partnership, the within named bargainor, and general partnership, and that he as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the general partnership, by the said George Herda, as such General Partner.

Witness my hand and official seal at Murfreesboro, Tennessee this 18 day of October, 2017.

Notary Public

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 1/28/2019

File No.: 15226