WARRANTY DEED

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,326,535.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/28/2019

(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	Tax Map - parcel 091-14-0-167.00
(NAME)	(NAME)	Bill Garrett Davidson County
2 Missionary Drive	2 Missionary Drive	Batch# 19481 **DEEDWARR**
(ADDRESS)	(ADDRESS)	10/30/2017 03:30:57 PM 2 pgs
		Fees: $13.00 Taxes: $4,908.18
Brentwood, TN 37027	Brentwood, TN 37027	20171030-0111193
(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:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of part of Lot 20, C.C. Vernon Farm, of record in Book 5800, page 317, Register's Office of Davidson County, Tennessee, to which plan reference is made for amore complete description.

Being part of the same property conveyed to B & G Holdings, G.P. a Tennessee general partnership by deed dated May 21, 2004 from Adventist Health System/Sunbelt, Inc. d/b/a a Tennessee Christian Medical Center, as shown of record in Instrument #200405280063353, Register's Office for Davidson County, Tennessee

This conveyance is subject to a Subordination, Non-Disturbance and Attornment Agreement with Tennessee Urgent Care Associates of record in Instrument #200405280063357, 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 5611 Lennox Avenue/339 White Bridge Rd Nashville, TN 37209
(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
General Partner

STATE OF TENNESSEE

COUNTY OF RFORD

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 limited liability company, 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 18th day of October, 2017

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

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 limited liability company, 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 Herdaas such General Partner.

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

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: 1/28/2019

File No.: 15199