THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-24102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 356,185.91.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

Bill Garrett Davidson County
Batch# 32592 DEEDWARR
12/04/2017 10:04:41 AM 2 pgs
Fees: $13.00 Taxes: $1,317.89

20171204-0123210

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Comdata Inc.	NEW OWNER	13414025300
5301 Maryland Way		AND 13414025400
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lott & Peacock Realty Partners LLC, a Texas limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Comdata Inc., a Delaware corporation,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Nos. 2 & 3 on the Plan of the Final Plat of Paschall Property & Reserve Parcels (262) & (263), Section 4A, South Perimeter Park, of record in Plat at Instrument No. 20170316-0025766, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lott & Peacock Realty Partners, LLC, a Texas limited liability company by Special Warranty Deed from Cameron W. Sorenson, of record in Instrument No. 20161028-0114392, Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on October 28, 2016; and

Being the same property conveyed to Lott & Peacock Realty Partners, LLC, a Texas limited liability company by Special Warranty Deed from Michiel H. Paschall and Sherry Paschall, of record in Instrument No. 20170328-0030247, Register's Office for Davidson County, Tennessee, dated March 28, 2017 and recorded on March 28, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **Lots 2&3, Paschall Property, Perimeter Hill Drive, Nashville, TN 37211.**

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 Grantor's hand this the 29th day of November, 2017.

Lott & Peacock Realty Partners LLC

BY: _____
Joe R. Peacock, Jr., Manager

STATE OF TEXAS

COUNTY OF BEXAR

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Joe R. Peacock, Jr.**, 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 Manager of Lott & Peacock Realty Partners, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Manager.

Witness my hand and official seal this the 29th day of November, 2017.

My Commission expires: _____

_____
Notary Public

SUE HASSELL
Notary Public
State of Texas
ID # 414209-2
My Comm. Expires 08-26-2018