SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 44620 DEEDWARRSP
01/04/2018 04:02:03 PM 2 pgs
Fees: $13.00 Taxes: $10,175.00

20180104-0001509

File No.: HK-17-2241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TETK Management LLC AND 5517 KATINA REALTY CORP.	NEW OWNER	
(NAME)	(NAME)	
2 COYOTE COURT		**135140B09100CO**
(ADDRESS)	(ADDRESS)	
BREWSTER, NY 10509		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, S7 Capital Group, LLC, a Tennessee limited liability company, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said TETK Management LLC, a NEW YORK LIMITED LIABILITY COMPANY, as to a Sixty-eight and 80/xx (68.80%) percent undivided interest AND 5517 KATINA REALTY CORP., A NEW YORK CORPORATION, as to a Thirty-one and 20/xx (31.20%) percent undivided interest, as TENANTS IN COMMON, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 2 on the plan entitled "An Amendment to the Final Plat, Phase One, Ransom Place," of record in Plat Book 7900, Page 638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from SA Group Properties, Inc., a Minnesota corporation to S7 Capital Group, LLC, a Tennessee limited liability company, as recorded on the 7th day of July, 2015 in Instrument No. 20150707-0065802; Substitute Trustee's Deed from FBT of Tennessee, Inc., as Substitute Trustee to SA Group Properties, Inc., as recorded on the 8th day of December, 2014 in Instrument No. 20141208-0112333 and Special Warranty Deed from Cracker Barrel Old Country Store, Inc., a Tennessee Corporation to Razaak Ademosu and wife, Linda L. Ademosu, as recorded on the 27th day of June, 2000 in Instrument No. 200006270064024, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as *2241 Murfreesboro Pike, Nashville TN 37217*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 2nd day of January 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

S7 Capital Group, LLC, a Tennessee limited liability company

BY: Nicholas Adler
ITS: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of January, 2018, before me personally appeared Nicholas Adler, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of S7 Capital Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of January 2018.

Hannah A Kolb
Notary Public
My Commission Expires: 5/5/2020

