THIS INSTRUMENT PREPARED BY: **Morgan & Akins, PLLC** **2000 Richard Jones Road, Ste. 260** **Nashville, TN 37215** Bill Garrett Davidson County Batch# 61702 DEEDWARR 02/22/2018 03:49:30 PM 4 pgs Fees: $23.00 Taxes: $19,240.00 20180222-0017115	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,200,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2018. Notary Public My Commission Expires: 7-6-2020

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUL. 6, 2020

WARRANTY DEED

Address New Owner(s): Randal Avsar LLC 1314 Harding Place Nashville, Tennessee 37215	Send Tax Bills to New Owner	Tax Information: Map – Parcel: 086-00-0-138.00 086-00-0-139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Central Pike Investors, LLC a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RANDAL AVSAR LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

See Exhibit "A"

This is improved property known as 3786 Central Pike in Hermitage, Tennessee.

TO HAVE AND TO HOLD said real estate, with all improvements, appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is free and clear of any lien or encumbrance, except as follows: current years taxes. Grantor does hereby warrant and will forever defend the title to subject property against the lawful claims and demands of all persons claiming, by, through, or under Grantor against the lawful claims of all persons except as set out above.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature Page(s) Following:

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2018.

GRANTOR:
Central Pike Investors, LLC
a Tennessee limited liability company:

By: Faran Ferdowsi
Its: chief manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Faran Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be chief manager of Central Pike Investors, LLC, a TN LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of February, 2018.

Chelsea Handy
Notary Public

CHELSEA HANDY
STATE TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUL. 6, 2020

My Commission Expires: 7-6-2020

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Tract 1:

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Beginning in the center of Central Pike with the intersection of the center of Stewarts Ferry Road and running with the center of Stewarts Ferry Road in a southerly direction 188 feet to a spike in the center of the said Road; thence westerly along an avenue leading to the Chandler Grave Yard, 205 feet to a post in the edge of a branch; thence in a northern direction down the branch 245-1/2 feet to the center of the Central Pike; thence eastward along the center of said Pike, 216 feet to the beginning of said tract or parcel of land.

Included in the foregoing description, but expressly excluded therefrom, is property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee as a right of way dedication by Deed of record in Instrument No. 200610120126650, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the Plan of Land of Mrs. Frances A. Chandler, not of record, described according to a survey made by Stephen A. Draper, Surveyor, November 1, 1952, as follows:

Beginning in the center of Central Pike at the Northwest corner of Tract No. 2 conveyed to Horace T. Wright by deed from B. F. Wright, of record in Book 774, Page 33, Register's Office of said County; thence with the westerly line of said Horace T. Wright's property South 3 degrees, 04' West with the center of a ditch, across the graveyard right-of-way to the center of another ditch 309 feet from the beginning and being 42 feet more or less, South of said graveyard right-of-way; thence with the center of the last mentioned ditch South 80 degrees, 30' West 178.4 feet; thence North 6 degrees East 85 feet, more or less, to the southerly margin of said graveyard right-of-way; thence in the same direction across said graveyard right-of-way 16 feet to the present corner of the property owned by Robert H. Meade and wife, of record in Book 1716, page 269, R.O.D.C.; thence in the same direction, running with the present fence line, 424.2 feet, more or less, to the center of Central Pike; thence with the center line of Central Pike South 31 degrees, 24' East 139.5 feet, South 40 degrees, 24' East 56.5 feet, and South 55 degrees, 13' East 33.5 feet to the beginning, containing 1.56 acres more or less.

Being the same property conveyed to Central Pike Investors, LLC, a Tennessee limited liability company, by Warranty Deed from Odell Binkley and wife Mary Evelyn Binkley, dated June 9, 2008, of record in Instrument No. 20080609-0059202, in the Register's Office of Davidson County, Tennessee.

201802220017115

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

