NEW OWNER:

Silo Capital, LLC, a Tennessee Limited Liability Company
4025 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0123 MJ

Map 091
Group 00-0
Parcel 043.00 & 056.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 74467 **DEEDWARR**
03/28/2018 02:25:54 PM 3 pgs
Fees: $18.00 Taxes: $10,175.00

20180328-0029105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million Seven Hundred Fifty Thousand and 00/100 Dollars** ($2,750,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM RAY BATEY (TRACT 1) RAY BATEY D/B/A AAA SERVICES (TRACT 2)**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SILO CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

TRACT 1

BEGINNING in the NE corner of the herein described property; thence, South 2 degrees 16' W 76.72'; thence, S 85 degrees 31' W 244.2'; thence, N 04 degrees 29' W 4.5'; thence, S 85 degrees 31' W 97.50'; thence, S 4 degrees 29' E 4.5; thence, S 85 degrees 31' W 68.0'; thence, S 03 degrees 14' E 20.0'; thence, S 85 degrees 31' W 133.0'; thence, N 04 degrees 29' W 164.0' to a point, said being 336.0' from the East margin of 51st Avenue North; thence; in a Southeasterly direction 114'; thence in a Northeasterly direction12' thence; Southeasterly 440.0' to the point of beginning, said tract of land containing 1.41 acres more or less.

BEING the same property conveyed to William Ray Batey, by Quitclaim Deed from Centennial Tape Corporation, dated May 21, 1997, and of record in Book 10462, Page 445, also see Deed of Correction of record in Book 10466, Page 852, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 0 51st, Nashville, Tennessee 37209.

TRACT 2

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Grainery Park Subdivision, as of record in Plat Book 7900, page 725, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description of metes and bounds.

BEING the property conveyed to Ray Batey d/b/a AAA Services, by Warranty Deed from Jerome Rosenblum and Fred Yazdian dated March 26, 1994, of record in Book 9378, page 356, Register's Office for Davidson County, Tennessee.

Also known as 4900 Centennial Boulevard, Nashville, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15TH day of **March, 2018.**

William Ray Batey
WILLIAM RAY BATEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WILLIAM RAY BATEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15TH day of **March, 2018.**

GEORGE H. THOMPSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

George H Thompson
NOTARY PUBLIC

My commission expires: 4/08/21

RAY BATEY d/b/a AAA Services

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RAY BATEY d/b/a AAA Services, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **March, 2018.**

GEURGE H. THOMPSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 11/08/21

****

The actual consideration or value, whichever is greater, for this transfer is $ 2,750,000.00 .

AFFIANT

GEURGE H. THOMPSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed to before me this 15th day of **March, 2018.**

NOTARY PUBLIC

My commission expires: 11/08/21