Bill Garrett Davidson County
Batch# 76729 DEEDWARR
04/05/2018 04:08:21 PM 3 pgs
Fees: $18.00 Taxes: $5,402.00
20180405-0032259

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Terra Partners, G.P. 5215 Harding Pike, Nashville, TN 37205	Terra Partners, G.P. 5215 Harding Pike, Nashville, TN 37205	105-06-0-341.00

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,460,000.00

AFFIANT

SWORN to and subscribed before me this the 5th day of April, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **JAY M. RIDDLE, Trustee, Riddle Investment Services Trust Two, Dated December 1, 2016,** by these presents do hereby sell and convey unto Grantee, **TERRA PARTNERS, GP, a Tennessee general partnership,** its heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Section 110 of Edgehill Estates, of record in Book 4885, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to WILLIAM S. RIDDLE, III AND WIFE, JUDITH RIDDLE, by deed from DANIEL T. LEECH, JAMES L. WILDE AND WILLIAM BUCKLAND, of record in Book 5354, page 119, dated October 19, 1978, said Register's Office. Being the same property conveyed to GARY BRESHEARS, by quitclaim deed from WILLIAM SPEER RIDDLE, III AND JUDITH T. RIDDLE, of record in Book 6770, page 243, dated December 20, 1985, said Register's Office. Being the same property conveyed to WILLIAM SPEER RIDDLE, III, by quitclaim deed from JUDITH ANN TABOR RIDDLE, of record in Book 8840, page 92, dated December 19, 1992, said Register's Office. Being further conveyed to JAY M. RIDDLE, TRUSTEE, RIDDLE INVESTEMENT SERVICES TRUST NUMBER TWO, DATED DECEMBER 1, 2016, by quitclaim deed from WILLIAM SPEER RIDDLE, III, of record as Instrument No. 20161227-0135532, dated December 1, 2016, said Register's Office.
>
> This is improved property known as 1201 Fort Negley Blvd., Nashville, Tennessee 37203.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Matters shown on the Plan of record in Plat Book 4885, page 69, said Register's Office.
2. Easement and Assignment of Lease Agreement of record as Instrument No. 20140811-0072454, said Register's Office. Deed of Trust by LD Acquisition Company 10, LLC to Joseph Pitt, Trustee to secure $500,622.42 to Texas Bank of record as Instrument No. 20141103-010137, said Register's Office.
3. Assignment of Easement and Assignment of Lease Agreement of record as Instrument No. 20141103-0101371, said Register's Office.
4. Deed of Trust executed by LD Acquisition Company 10 LLC to Joseph B. Pitt, Jr., Trustee, of record as Instrument No. 20141103-0101372, said Register's Office, dated October 1, 2014, to secure to Texas Capital Bank, N.A. an indebtedness in the amount of $500,622.42, and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)
5. Restrictive Covenants of record in Book 4220, page 723, said Register's Office.
6. Memorandum of Lease Agreement of record as Instrument No. 20030411-0048599, said Register's Office.
7. Abstract of Lease of record as Instrument No. 20080402-0033179, said Register's Office.
8. Memorandum of Lease Agreement of record as Instrument No. 20080411-0037029, said Register's Office.
9. Assignment of Leases of record in Book 10057, page 492, said Register's Office.
10. Lease of record in Book 7173, page 207, said Register's Office.
11. Agreement between W.S. Riddle and wife, Judith T. Riddle, Lessor and Lamar Advertising of Tennessee, Lessee, of record in Book 5561, page 913, said Register's Office.
12. Assignment of Easement and Assignment of Lease Agreement of record as Instrument No. 20141103-0101371, said Register's Office.
13. Second Assignment of Easement and Assignment of Lease Agreement of record as Instrument No. 20160927-0101853, said Register's Office.
14. Davidson County property tax for the year 2018 which is a lien not yet due and payable, being prorated and assumed by the Grantee.

Grantor further covenants and binds themselves, its heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 4th day of November, 2018.

JAY M. RIDDLE, Trustee
Riddle Investment Services Trust Two
Dated December 1, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared **JAY M. RIDDLE, Trustee, Riddle Investment Services Trust Two, Dated December 1, 2016,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 4th day of April, 2018, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020