This Instrument Prepared By:
Thomas B. Cresswell, Jr.
Law Offices
TN BPR No. 0006019
509 Baxter Lane
Nashville, TN 37220-2201
(615) 504-4558

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or true and fair value, whichever is greater, for this transfer is $685,000.00.

Affiant

Sworn to and subscribed before me on this the 31st day of May, 2018.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

{SEAL}

Notary Public

My Commission Expires: 11/5/2018

New Owner Address:	**Send Tax Bills To:**	**Map Parcel No.**
Rare Earth Properties, a Tennessee general partnership	**Rare Earth Properties**, a Tennessee general partnership	MAP 061-03 PARCEL 150.00
5003 Gallatin Pike Nashville, Tennessee 37216	5003 Gallatin Pike Nashville, Tennessee 37216	

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE MATERIALS PROVIDED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF THE TITLE TO THE PROPERTY.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and paid by the hereinafter Grantee, other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN H. TUNSTALL, JR.**, an individual Tennessee resident (hereinafter called the "**GRANTOR**"), has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto **RARE EARTH PROPERTIES**, a Tennessee general partnership (hereinafter called the "**GRANTEE**"), its successors and assigns, that certain tract or parcel of real property situated in Davidson County, Tennessee, **commonly known as 5003 Gallatin Pike, Nashville, Davidson County, Tennessee 37216** and being more particularly described as follows, to-wit (the "Property"):

Bill Garrett Davidson County
Batch# 98923 **DEEDWARR**
06/01/2018 12:49:13 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50

20180601-0052385

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated April 8, 1993 and known as Job No. 930153 more particularly described as follows:

Beginning at an iron pin set at the intersection of the westerly Right-of-Way of U. S. Highway 31.E (Gallatin Road) and the southerly Right-of-Way of Joyce Lane, said point of beginning being the Northeast corner of the herein described tract; thence with the westerly Right-of-Way of U. S. Highway 31.E South 02 degrees 00 minutes 50 seconds East 95.60 feet to an iron pin; thence leaving the margin of U. S. Highway 31.E North 88 degrees 30 minutes 01 second West 200.44 feet to an iron pin; thence North 02 degrees 48 minutes 20 seconds East 101.21 feet to an iron pin set on the southerly margin of Joyce Lane; thence with the southerly margin of Joyce Lane and a curve to the right having a radius of 137.14 feet and a long chord of 10.00 feet, said chord having a bearing of South 88 degrees 02 minutes 31 seconds East a distance along the curve of 10.00 feet to an existing concrete monument; thence continuing with the southerly margin of Joyce lane South 86 degrees 42 minutes 51 seconds East 182.47 feet to the point of beginning.

Being a portion the same property conveyed to Leslie M. Huff and wife, Peggy N. Huff, by deed from William E. Hoffman. Jr., Suzanne Hoffman, Fred Johnson Hoffman and Melinda L. Hoffman, dated January 29, 1987, recorded January 30, 1987 in Book 7122, page 515, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY conveyed to John H. Tunstall, Jr. by Warranty Deed dated and recorded the 14th of May 1993, of record in the Register's Office for Davidson County, Tennessee at **Book 8949, Page 370,** *and ff.*

THIS PROPERTY IS IMPROVED PROPERTY known as 5003 Gallatin Pike, Nashville, Tennessee 37216.

THIS CONVEYANCE of the property is made subject to any and all applicable limitations, restrictions, easements, liens, and encumbrances as may affect the Property and any and all such restrictions and encumbrances of record in the Register's Office for Davidson County in Nashville, Tennessee.

Said Property is conveyed further subject to all zoning, codes, and applicable land use laws as may affect the Property and such other limitations or factors that may have been disclosed by an examination of title and/or a survey of the Property.

Taxes for 2018 were prorated at Closing, and Grantee shall be responsible for all taxes and encumbrances.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, except as previously disclosed to Grantee by Grantor and as appears in the Register's Office for Davidson County, Tennessee. Grantor does further covenant and bind himself, his heirs and representatives to warrant and defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, words denoting a number or gender shall be read in the number or gender as the context clearly implies. The words "Grantor" and "Grantee" shall include their respective heirs, personal representatives, successors and assigns where the context requires or clearly implies.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed in favor of Grantee on this the 31st day of May 2018.

Grantor:

John H. Tunstall, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, a Notary Public in and for said County and State, personally appeared **JOHN H. TUNSTALL, JR.**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named **bargainor**, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of May 2018.

{SEAL}

NOTARY PUBLIC

My Commission Expires: 11/5/2018

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON