THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9368-BW

Bill Garrett Davidson County
Batch# 134058 DEEDWARR
08/28/2018 10:31:33 AM 2 pgs
Fees: $13.00 Taxes: $7,492.50

20180828-0085068

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/3/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WHPP Holdings, LLC	Andrew Patrick Walthers	
5100 and 5108B Tennessee Avenue	207 Buchanan Circle	09107009700 and 09107010000
Nashville, TN (CITY) (STATE) (ZIP)	Hendersonville TN 37075 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Industrial Partners**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHPP Holdings, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in the 20th District of Davidson County, Nashville, Tennessee, and being Lots 1001, 1003, 1005, 1007, 1009, 1011, 1013 and 1015 of Block 8 of Plan No 2 of West Nashville Tennessee, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south by the northern right of way (ROW) of Tennessee Avenue, bounded on the west by Lot 1017 of said subdivision, being Kenneth R. Merritt, Jr. and Joyce J. Merritt as recorded in Book 9304, page 269, RODC, bounded on the north by the southern ROW of Alley #1208 and bounded on the east by the western ROW of 51st Avenue North Tract being more particularly described as follows:

Point of beginning being a set iron rod with cap lying on the northwest ROW intersection of said Tennessee Avenue and said 51st Avenue North; thence along said northern ROW of Tennessee Avenue South 87°59'28" West 213.15 feet to a found 5/8" iron rod; thence along the common line of said Lot 1017 North 02°00'32" West 150.00 feet to a set iron rod with cap; thence along said southern ROW of Alley #1208 North 87°59'28" East 213.15 feet to a set iron rod with cap; thence along said western ROW of 51st Avenue North South 02°00'32" East 150.00 feet to the point of beginning, according to a survey by L. Brandon Lambert, TN Registered Land Surveyor No. 2828, dated July 27, 2018.

Being the same property conveyed to Industrial Partners, a partnership composed solely of William A. Dyle, James C. Gilliam, and James L. Grissom by Deed from Douglas Hutchison, joined in this conveyance by wife, Patricia L. Hutchison of record at Instrument No. 20040923-0115041, Register's Office for Davidson County, Tennessee, dated September 23, 2004.

Being the same property conveyed to Industrial Partners by Quitclaim deed from Sharon Gilliam, as the Personal Representative of the Estate of James Gilliam Jr. of record in Instrument No. 20121003-0090350 Register's Office for Davidson County, Tennessee, dated July 17, 2012 and recorded on October 3, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5100 and 5108B Tennessee Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this the 20th day of August, 2018.

Industrial Partners

BY: _____
William L. Dyle, Partner

BY: _____
James L. Grissom, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William L. Dyle and James L. Grissom,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who, upon oath, acknowledged themselves to be the **Partners** of **Industrial Partners**, an that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of **Industrial Partners** for the purposes therein contained.

Witness my hand and official seal this the 20th day of August, 2018.

My Commission expires: 11/3/20

_____
Notary Public