Karen Y Johnson Davidson County
Batch# 142461 DEEDWARR
09/18/2018 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $10,082.50
20180918-0092564

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31055-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Fessey Real Estate, LLC 1781 Hillmont Drive Nashville, TN 37215	New Owner	11803002100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BS Investments LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Fessey Real Estate, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 13 on the Plan of Fessey Court, of record in Book 1835, Page 72, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Gary L. Semanchik, as to an undivided 50% interest and Gary Ryan Semanchik, as to an undivided 50% interest, as tenants in common, by Deed dated May 23, 2008 from Mark V. Burchfield and wife, Wanda V. Burchfield, of record in Instrument No. 20080527-0053542, Register's Office for Davidson County, Tennessee, and further conveyed to BS Investments, LLC, a Tennessee limited liability company by Quitclaim Deed dated May 19, 2015 from Gary L. Semanchik and Gary Ryan Semanchik, of record in Instrument No. 20150527-0048455, said Register's Office.

This is improved commercial real property more commonly known as 2699 Fessey Court, Nashville, Davidson County, Tennessee 37204.

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; and Grantor covenants with the said Grantee that it 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 set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18 day of September, 2018.

BS Investments LLC, a Tennessee limited liability company

By: Gary L. Semanchik
Name: Gary L. Semanchik
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary L. Semanchik, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BS Investments LLC, a Tennessee limited liability company , the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as President.

WITNESS my hand, at office, this 18 day of September, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,725,000.00.

Affiant

Subscribed and sworn to before me this
18 day of September, 2018.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 11803002100. Taxes have been prorated between Grantor and Grantee at closing in accordance with a Tax Proration Agreement of even date herewith.

3. All Matters as shown on the Plat, of record in Plat Book 1835, Page 72 Register's Office for Davidson County, Tennessee

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019