Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

ADDRESS NEW OWNER: Bandito Holdings, LLC

1113 Murfreesboro Road,#106-210

Franklin, TN 37064

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 052-05-0-037.00

Karen Y Johnson Davidson County
Batch# 151393 **DEEDWARR**
10/15/2018 11:28:57 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20181015-0101849

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bandito Holdings, LLC, a Tennessee Limited Liability Company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "J" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County.

Said Lot No. 7 fronts 62 feet on the southerly side of Madison Boulevard and runs back 151 1/2 feet on the westerly line and 171 feet on the easterly line to a dead line measuring 59 feet thereon.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee General Partnership, from Restoration Properties & Enterprises, LLC, a Tennessee Limited Liability Company, recorded on August 31, 2016, in Instrument No. 20160831-0091638, Register's Office for Davidson County, Tennessee. Said Instrument was corrected by Scrivener's Affidavit of record in Instrument No. 20171218-0128659, said Register's Office.

This is property with a common address of 324 Madison Boulevard, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.(3) Restrictions in Book 963, Page 665, said Register's Office.(4) Easement to Lakewood Water Company for pipeline or water mains of record in Book 724, Page 248, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of October 2018.

Exit Properties General Partnership, a Tennessee general partnership

By: SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of SRGTN Trust dated December 9, 2016

By: Integrity Properties Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of Integrity Properties Trust dated December 9, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of the SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Limited Power of Attorney recorded in Instrument No. 20171016-0106024, said Register's Office.

Witness my hand and official seal at office, this 10th day of Oct 2018.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of the Integrity Properties Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Limited Power of Attorney recorded in Instrument No. 20171016-0106023, said Register's Office.

Witness my hand and official seal at office, this 10th day of Oct 2018.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $265,000.00.

_____
Affiant

Subscribed and sworn before me this 10th day of October 2018.

_____
Notary Public
My Commission Expires: 11/8/2021

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

File No. 1809K257