THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118895** Karen Johnson Davidson County Batch# 215337 **DEEDWARR** 04/09/2019 08:58:02 AM 2 pgs Fees: $13.00 Taxes: $11,470.00 20190409-0032059	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00. KGN Affiant Subscribed and sworn to before me, this 3rd day of April, 2019. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: MCFProperties, G.P. Attn: Jason Frazee 742 Freeland Station Rd Nashville, TN 37228	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060 15 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tri-State Enterprises, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MCFProperties, GP, a Tennessee General Partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 6, 7 and 8 on the Plan of the Subdivision of the Len K. Hart Property, as of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tri-State Enterprises, LLC by Warranty Deed from Southern Holdings, Inc., recorded on the 5th day of June, 2013 in Instrument No. 20130605-0056731, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE LEN K. HART PROPERTY, as recorded in Book 421, Page(s) 16.

Easement for Inspection and Maintenance, recorded in Instrument No. 20080122-0006554.

Easement for Storm Drainage, recorded in Instrument No. 20080122-0006613.

Billboard Lease recorded at Instrument No. 20080411-0037028; Assignment of Lease recorded at Instrument No. 20130605-0056732.

This is improved property located at 2806 Dickerson Pike Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2019.

Tri-State Enterprises, LLC, a Tennessee limited liability company

BY: David Petrey, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Petrey, with whom I am personally acquainted, and who acknowledged himself to be the Chief Manager of Tri-State Enterprises, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Manager.

Witness my hand, at office, this 3rd day of April, 2019.

Notary Public
My Commission Expires: _____

