WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020

(AFFIX SEAL)

J-JS-19-98-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TM Investment LLC	**New Owner**	
(NAME)	(NAME)	**134 13 246.00**
7035 Stone Run Rd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-7898		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **F.E. "A" WINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TM INVESTMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 2 (Parcel 246) on the Plan of Travelers Inn Subdivision No. 2003S-064U-12 of record in Instrument No. 20030404-0044415, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and detailed description.

Being a portion of the same property conveyed to F. E. Wings "A", LLC, by Warranty Deed, from R & S Rental Properties, LLC, of record in Instrument No. 20030529-0072378, in the Register's Office of Davidson County, Tennessee, dated May 14, 2003 and recorded on May 29, 2003.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Travelers Inn Subdivision No. 2003S-064U-12, as recorded in Instrument No. 20030404-0044415.
- Easement for pedestrian and vehicular access, ingress and egress; parking; volleyball court; wood walkways and deck, recorded in Instrument No. 20130108-0002142.

This is **improved** property known as: **98 Wallace Rd., Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 244568 **DEEDWARR**
06/17/2019 03:32:00 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20190617-0058228

Witness my/our hand(s) this the 12th DAY OF JUNE, 2019.

F.E. "A" Wings, LLC, a Kentucky limited liability company

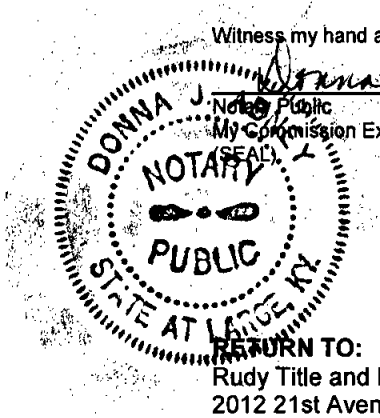
BY: Neal Harding
Neal Harding
Authorized Member

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEAL HARDING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of F.E. "A" WINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of June, 2019.

Donna J. Kenney
Notary Public
My Commission Expires: 8-19-2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212