Karen Johnson Davidson County
Batch# 244584 DEEDWARR
06/17/2019 03:50:53 PM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20190617-0058272

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
RPMSkyline
1431 Perrone Way
Franklin, TN 37069

SEND TAX BILL TO:
Same

MORTGAGEE:

Parcel 1: M/P: 082-02-0-063
Parcel 2: M/P: 082-02-0-064
Parcel 3: M/P: 082-02-0-065

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 considerations, the receipt and sufficiency of which is hereby acknowledged, **TTF INVESTMENTS, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **RPMSKYLINE, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTEE," its heirs and assigns, those certain parcels of land located in Davidson County, Tennessee, being described as follows, to-wit:

BOUNDED in general by North Dickerson Road on the west; George D. Gregory on the north; a 12' alley on the east; Said A. Mohammed on the south, and more particularly described as follows:

BEGINNING at a mag nail set in a brass cap in an ancient concrete wall on the east side of North Dickerson Road (35.59' from the center), located N11°14'25"E 130.00' from the north margin of Cleveland Street, also being the northwest corner of Said A. Mohammed (Ref. Instrument #200401114-0005943 R.O.D.C.); thence leaving Mohammed and with the east side of North Dickerson Road N11°14'25"E 277.00' to an iron pin set, the southwest corner of George D. Gregory (Ref. Book 3769, page 437 R.O.D.C.); thence leaving North Dickerson Road and with Gregory's south line S80°31'50"E 150.75' to an iron pin set on the west side of a 12' alley; thence leaving Dickerson and with the west side of said alley S10°30'32"W 276.91' to an iron pin set, the northeast corner of the aforementioned Said A. Mohammed; thence leaving the alley and with Mohammed's north line with an ancient concrete wall N80°31'50"W 154.29' to the POINT OF BEGINNING, containing 0.97 acres, more or less, and being a portion of Webb Investment Company, LTD. II property as recorded in Book 6969, page 206, Register's Office for Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine, R.L.S #1444, 7376 Walker Road, Fairview, Tennessee, 37062 and dated March 7, 2005.

Being the same property conveyed to TTF Investments, LLC, by deed of record in Instrument No. 20170505-004812, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 907, 917 and 921 Dickerson Pike, Nashville, Tennessee 37207.

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 does covenant 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, unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors, and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 MY HAND this 13th day of June, 2019.

TTF INVESTIMENTS, LLC
a Tennessee limited liability company

BY: _____
BRYAN PRINCE, Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **BRYAN PRINCE,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a member of TTF Investments, the within named bargainor, a Tennessee Limited Liability Company, and that he as such authorized member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such authorized member.

WITNESS MY HAND and official seal at office on the 13th day of June, 2019.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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NOTARY PUBLIC
My Commission Expires: FEB 17 2020

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$2,100,000.00.**

_____
AFFIANT

SUBSCRIBED AND SWORN TO before me on this 13th day of June, 2019.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: FEB 17 2020