THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 247645 DEEDWARR
06/24/2019 11:42:01 AM 4 pgs
Fees: $23.00 Taxes: $8,806.00
20190624-0060800

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Paul Budslick 908 Marengo Lane Nashville, Tennessee 37204	New Owner	103-06-0-257.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,380,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June 2019.

Notary Public
My Comm. Expires: March 8, 2021

SHANNON D WALKER NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

KARL E. PETERS, a married person,

hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto

PAUL BUDSLICK

hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit "A" hereto.

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, his heirs and assigns, forever, and GRANTOR covenants with the said GRANTEE that GRANTOR 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever, except as set out in Exhibit "B" hereto.

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.

This is investment property and not the principal place of residence of the Grantor or his spouse.

WITNESS my hand this 21st day of June 2019.

Karl E. Peters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KARL E. PETERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 21st day of June 2019.

Shannon D Walker
Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Kimbro West, Revised, of record in Plat Book 6200, page 585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed by Warranty Deed from KIMBRO OIL COMPANY, a Tennessee corporation, to KARL E. PETERS, dated January 30, 1987, of record in Book 7126, page 548, and re-recorded in Book 7244, page 402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from KARL E. PETERS to WHITE BRIDGE AUTO WASH, LLC, dated December 19, 2003, of record in Instrument No. 20031230-0183469, said Register's Office.

Being the same property conveyed by Quitclaim Deed from WHITE BRIDGE AUTO WASH, LLC to KARL E. PETERS and wife, ANN M. PETERS, dated July 30, 2015, of record in Instrument No. 20150807-0078896, said Register's Office. ANN M. PETERS subsequently conveyed her interest to KARL E. PETERS by Quitclaim Deed, dated May 20, 2019, of record in Instrument No. 20190523-0048975, said Register's Office.

This is improved property known as 212 White Bridge Pike, Nashville, Tennessee 37209.

EXHIBIT "B"

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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years;

2. Matters shown on the Plan of record in Plat Book 6200, page 585, Register's Office for Davidson County, Tennessee;

3. Abstract of Lease and Option to Purchase Real Estate of record in Instrument No. 20131231-0130979, said Register's Office;

4. Grant of Water Line Easement of record in Book 7280, page 578, said Register's Office; and

5. Declaration of Restrictive and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20170804-0079843, said Register's Office.