Karen Johnson Davidson County
Batch# 269746 DEEDWARR
08/12/2019 09:37:46 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20190812-0079927

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

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 31st day of July, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dickerson Pike Investments, LLC	New Owner	071-07-0-243
(NAME) 4215 Harding Road, Suite 1004	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BIG M'S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DICKERSON PIKE INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of said County, being Lot Number 1 on the Final Plat of E.A. Robertson Subdivision, of record in Book 5190, Page 394, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 170 feet on the westerly side of Dickerson Road and runs back between lines 250 feet on the southerly line and 250.77 feet on the northerly line to a deadline in the rear on which it measure 155.88 feet.

Being the same property conveyed to Big M's, LLC, a Tennessee Limited Liability Company by Deed dated September 11, 2009 from Elaine R. Pennington, and wife Faye Gilmore, recorded September 28, 2009, in Instrument Number 20090928-0089653, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1800 Dickerson Pike, Nashville, TN 37207

LT&E File #15819

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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

Witness my/our hand(s) this 31st day of July, 2019

Big M's, LLC, a Tennessee Limited Liability Company

By: _____
James Bryan Lewis, President

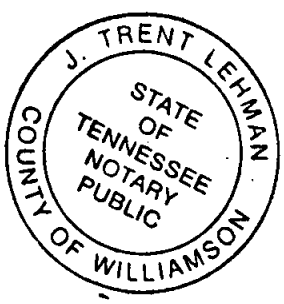
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared James Bryan Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Big M's, LLC, the within named bargainor, a Limited Liability Company, and that such James Bryan Lewis as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal this 31st day of July, 2019.

_____
Notary Signature

My commission expires: 11/14/21



LT&E File #15819