REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 366132 DEEDWARRSP
03/02/2020 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20200302-0023275

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $430,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF February, 2020.

NOTARY PUBLIC
COMMISSION EXPIRES:

R. W. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SEAL MAURY COUNTY My Commission Expires 02-25-2023

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
I-65 BBQ, Inc.
2817 Clarksville Pike
Nashville, TN 37208

NEW OWNER:
I-65 BBQ, Inc.
2817 Clarksville Pike
Nashville, TN 37208

SPECIAL WARRANTY DEED

This indenture is made and entered into this 27th day of February, 2020 between 2817 HOLDINGS LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and I-65 BBQ, INC. , a Tennessee Corporation (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sherrill's Two Lot Subdivision of record in Plat at Instrument No. 20101102-0087856, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2817 Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from David F. Sherrill and Faye S. Sherrill, as trustees for The David F. Sherrill and Faye S. Sherrill Revocable Living Trust

dated May 5, 2017 and recorded May 10, 2017 as Instrument No. 20170510-0046332, in said Register's Office for Davidson County, Tennessee.

Parcel ID Number: 081 02 0 190.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: **2817 Clarksville Pike Nashville TN 37208**. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of real property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

2817 HOLDINGS, LLC,
a Tennessee Limited Liability Company

BY: _____
Richard Kahre
Member

BY: _____
Richard Moore
Member

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Richard Kahre, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be a Member of 2817 HOLDINGS, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 28 day of February, 2020.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

NOTARY PUBLIC
COMMISSION EXPIRES:_____

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Richard Moore, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be a Member of 2817 HOLDINGS, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 28 day of February, 2020.

SEAL

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

NOTARY PUBLIC
COMMISSION EXPIRES:_____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)