WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 369190 DEEDWARR 03/09/2020 09:37:06 AM 3 pgs Fees: $18.00 Taxes: $5,846.00 20200309-0025988	The actual consideration or value, whichever is greater, for this transfer is **$1,580,000.00.** Affiant Subscribed and sworn to before me, this the 13th day of February, 2020. Notary Public My commission expires: 10-3-2020 (AFFIX SEAL)

GREGORY S. PERRYMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
UJT, LLC	Same	58-16-140
4160 Clarksville Pk.		
Nashville, TN 37218		

FOR AND IN 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 ACKNOWLEDGE,

Kwik Sak Real Estate Holdings, LLC, a Florida limited liability company,

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

UJT, LLC, a Tennessee limited liability company,

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

TRACT 1:

SITUATE in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 1 in the plan of Fulcher Square, of record in Plat Book 5190, page 727 Register of Deeds Office, Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the Easterly right of way margin of Clarksville Pike (US 41A) being the southwest corner of this property; thence with said right of way N 8 degrees 38' 13" E 146.76 feet to an iron pin; thence with a curve to the right having an interior angle of 70 degrees 35'37", a radius of 30.00 feet, a tangent of 21.24 feet and a chord of N 43 degrees 55' 39" E 34.67 feet, a distance of 36.96 feet to an iron pin in the southerly right of way margin of Kings Lane; thence with said right of way N 79 degrees 13' 50" E 190.81 feet to an iron pin; thence leaving said right of way S 8 degrees 38'13" W 238.46 feet to an iron pin; thence N 81 degrees 21' 47" W 200.00 feet to the point of beginning, containing 40,564 square feet or 0.93 acres more or less; according to survey dated August 30, 1994 by A & A Engineers, Inc.

(Tax Parcel #58-16-140)

TRACT 2:

There is also included a drainage easement of record in Book 9516 at page 532 in the Davidson County, Tennessee Register of Deeds office.

TRACT 3:

There is also included a Slope Easement of record in Book 9516 at page 523 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING DESCRIBED PARCELS:

Beginning at a point on the present east right of way of State Route 112, said point being 46.49 feet right of proposed centerline station 179+93.46; thence with the present right of way N 12° 13' 19" E 147.12 feet to a point being 52.89 feet right of proposed centerline station 181+40.43; thence along a 30.00 feet radius curve right and northeasterly, having a chord bearing N 47° 32' 18" E and a length of 36.98 feet to a point being 24.23 feet right of Kings Lane proposed centerline station 20+70.15; thence with the proposed right of way of Kings Lane N 82° 51' 16" E 19.47 feet to a point being 24.24 feet right of proposed centerline station 20+89.63; thence with the proposed right of way as follows: 1) S 49° 21' 11" W 61.61 feet, 2) S 9° 43' 33" W 132.89 feet to a point being 53.50 feet right of proposed centerline station 179+93.15; thence with the north boundary of the Pentecostal Tabernacle Church, Inc. property (State Project 19046-2214-14, Tract 86) N 77° 46' 36" W 7.02 feet to the point of beginning containing 1,180 square feet.

The above described property is hereby condemned in fee simple.

Parcel 1:

Beginning at a point on the present south right of way of Kings Lane, said point being 24.24 feet right of Kings Lane proposed centerline station 20+89.63; thence with the said right of way N 82° 51' 16" E 171 feet, more or less, to a point being 24.41 feet right of proposed centerline station 22+60.44; thence with the west boundary of the Pentecostal Tabernacle Church, Inc. property (State Project 19046-2214-14, Tract 86) S 12° 10' 10" W 2 feet, more or less; thence with the meander of the slope westerly 196 feet, more or less; thence with the proposed right of way N 49° 21' 11" E 30 feet, more or less, to the point of beginning.

Parcel 2:

Beginning at a point on the proposed right of way, described above, said point being 53.50 feet right of proposed centerline station 179+93.15; thence with the proposed right of way N 9° 43' 33" E 5 feet, more or less; thence with the meander of the slope southeasterly feet, more or less; thence with the north boundary of the Pentecostal Tabernacle Church, Inc. property (State Project 19046-2214-14. Tract 86) N 77° 46' 36" W 2 feet, more or less, to the point of beginning.

Parcels 1 and 2 combined contain 1,418 square feet.

The above described property is hereby condemned as an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remains the proper of the Grantor(s). This easement shall terminate upon completion of construction of the project.

Beginning at a point on the proposed right of way, described above, said point being 53.50 feet right of proposed centerline 179+93.15; thence with the proposed right of way as follows: 1) N 9° 43' 33" E 132.89 feet, 2) N 49° 21' 11" E 61.61 feet to a point being 24.24 feet right of Kings Lane proposed centerline station 20+89.63; thence with the present right of way of Kings Lane N 82° 51' 16" E 171 feet, more or less, to a point being 24.41 feet right of proposed centerline station 22+60.44; thence with the west boundary of the Pentecostal Tabernacle Church, Inc. property (State Project 19046-2214-14, Tract 86) S 12° 10' 10" W 12 feet, more or less; thence with the herein described easement as follows: 1) westerly 90 feet, more or less, 2) northerly 7 feet, more or less, 3) westerly 29 feet, more or less, 4) southerly 10 feet, more or less, 5) westerly 86 feet, more or less, 6) southerly 138 feet, more or less; thence with the north boundary of the Pentecostal Tabernacle Church, Inc. property (State Project 19046-2214-14, Tract 86) N 77° 46' 36" W 12 feet, more or less, to the point of beginning, containing 1,951 square feet.

The above description includes the area described in parcels 1 and 2 of the slope easement. Excluding parcels 1 and 2 of the slope easement, the remainder of the above described property is hereby condemned as an easement for the construction of a working area for erosion control outside of the proposed right of way line. The title to

the above described land remains vested in the grantor, and is to be used by the State of Tennessee, its contractors or assigns for a period of 3 years, from and after the commencement of construction.

BEING a part of the same property conveyed to Kwik Sak Real Estate Holdings, LLC by Successor Trustee's Deed of record in Instrument Number 20061005-0123764, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Instrument Number 20020304-0026817 and corrected in Instrument Number 20020311-0029910; to the drainage easement of record in Deed Book 9516, page 532; to the slope easement of record in Deed Book 9516, page 523; to the Lease to Clarksville Highway Discount of record in Instrument Number 20070706-0090479; to the restrictive agreement of record in Instrument Number 20020312-0030896; to the drainage easement of record in Deed Book 9516, page 532, and, to any and all other matters as shown on plat of record in Plat Book 670, page 2711, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **4160 Clarksville Pike, Nashville, TN 37218**

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. The GRANTOR covenants 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 in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 13th day of February, 2020.

Kwik Sak Real Estate Holdings, LLC

Bharat P. Patel

By: Bharat P. Patel, Member

STATE OF FLORIDA)
COUNTY OF Marion **)**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bharat P. Patel, Member** of **Kwik Sak Real Estate Holdings, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **Kwik Sak Real Estate Holdings, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Bharat P. Patel** as **Member.**

Witness my hand, at office, this **13th** day of **February, 2020.**

Paula P. Arnold

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

PAULA P. ARNOLD
Commission # GG 265624
Expires October 7, 2022
Bonded Thru Budget Notary Services