RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF WILLIAMSON)
Karen Johnson Davidson County Batch# 515067 DEEDWARR 11/12/2020 10:00:30 AM 3 pgs Fees: $18.00 Taxes: $3,091.95 20201112-0133093	The actual consideration for this transfer or value of property transferred (whichever is greater) is $835,663.00. Affiant Sworn to and subscribed before me this 29th day of October, 2020. Notary Public My Commission Expires: 2-28-2023 RYAN P. GARDNER (SEAL) STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Try Properties 15114 LLC P.O. Box 1643 Brentwood, TN 37024	New Owner(s)	161 00 0 151.00

This Indenture is made on the 29th day of October, 2020, by and between **SUSAN R. BOWLING, Trustee of the D. H. PEPPERS 2012 IRREVOCABLE TRUST** ("Grantor"), and **TRY PROPERTIES 15114 LLC, a Tennessee limited liability company** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee a forty-six percent (46%) undivided interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Being land in the Sixth (6th) Civil District of Davidson County, Tennessee, being part of the land shown on the Section II revision of Plan of Hickory Plaza, prepared by Barge, Waggoner & Sumner, Engineers dated April 8, 1976, and more fully described as follows:

Commencing in the West margin of Nolensville Road at a point 50 feet north of a highway monument at the intersection of Old Hickory Boulevard and said road; thence running South 84 degrees 59' West a distance of 192.00 feet to a point; thence running South 05 degrees 01' East a distance of 143.71 feet to a point in the North margin of Old Hickory Boulevard; thence running South 83 degrees 10' West a distance of 108.94 feet to a point; thence running with a curve having a central angle of 02 degrees 19' 23" and a radius of 2,769.53 feet, 112.29 feet to the point of BEGINNING; thence running with a curve having a central angle of 90 degrees 31' 19" and a radius of 25.00 feet, 39.50 feet to a point; thence running North 05 degrees 01' 56" West a distance of 83.31 feet to a point; thence running with a curve having a central angle of 90 degrees 00' 56" and a radius of 50 feet, 78.55 feet to a point; thence running South 84 degrees 59' West a distance of 215.57 feet to a point; thence running South 00 degrees 46' 33" West a distance of 145.15 feet to a point in the North margin of Old Hickory Boulevard; thence running with a curve having a central angle of 05 degrees 17' 10" and a radius of 2,769.53 feet, a distance of 255.52 feet to the point of BEGINNING, containing 0.95 acres, more or less.

Being the same property conveyed to K. R. Stanfill and D. H. Peppers by warranty deed from Rodney I. Wise and wife, Shirley Ann Wise, dated March 13, 1981, and recorded March 16, 1981 in Book 5721, Page 534, in the Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Susan Bowling, as Trustee of the D. H. Peppers 2012 Irrevocable Trust dated June 5, 2012, by Quitclaim Deed from D. H. Peppers, dated May 15, 2018 and recorded May 17, 2018 in Instrument No. 20180517-0047301, in the Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Susan Bowling, Trustee of the D. H. Peppers 2012 Irrevocable Trust by Executor's Deed from Laurie J. Stanfill, Executor of the Estate of Kenneth R. Stanfill, dated September 13, 2019 and recorded September 16, 2019 in Instrument No. 20190916-0093703, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 15114 - 15120 Old Hickory Blvd., Nashville, TN 37211.

This conveyance is being made subject to:

1. All matters of record;
2. Any and all applicable zoning and setback requirements;
3. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of October, 2020.

GRANTOR:

Susan R. Bowling

Susan R. Bowling, Trustee of the D. H. Peppers 2012 Irrevocable Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, SUSAN R. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the D. H. Peppers 2012 Irrevocable Trust and is authorized and empowered to execute this instrument on behalf of such trust and in such capacity.

Witness my hand, at office, this 29th day of October, 2020.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

TRUE COPY CERTIFICATION

I, RYAN GARDNER, do hereby make oath that I am a licensed attorney and/or the 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY