1st

Karen Johnson Davidson County
Batch# 776846 DEEDWARR
12/20/2021 11:55:30 AM 5 pgs
Fees: $28.00 Taxes: $55,500.00
20211220-0167824

This instrument prepared by:

Arent Fox, LLP
55 Second Street, 21st Floor
San Francisco, CA 94105-3470
Attn: Bruce Bercovich

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VELOCITY DEALERSHIP ACQUISITION, LLC	VELOCITY DEALERSHIP ACQUISITION, LLC	095-00 125.00
2419 PECK RD.	2419 PECK RD.	
WHITTIER CALIFORNIA 90601-1605	WHITTIER CALIFORNIA 90601-1605	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kile Investments, LLC, a Tennessee limited liability company, have this day bargained and sold, and do hereby transfer and convey unto the said Velocity Dealership Acquisition LLC, a Delaware limited liability company the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Beginning at a point, said point being a set iron pin lying on southerly right of way of Lebanon Pike approximately 290 feet east of Omohundra Drive and the Northwest corner of Tract I, thence with Tract I's westerly line South 17-32-42 East 956.94 feet to a point in the corner of the Mills Creek and also Tract I's southwest corner, thence with said creek and Metropolitan Industrial Park's northerly line as described in Plat Book 4300, Page 34 and Plat Book 4175, Page 4, R.O.D.C. South 62-02-00 West 74.88 feet to a point, thence South 38-30-00 West 854.04 feet to a point, thence leaving said creek with Donoho's easterly line as described in Deed Book 4756, Page 330 and a 20 foot right of way to the Donoho property, North 16-05-50 West 1053.81 feet, passing through an old iron pin witness corner at 55.17 feet at the top of bank of said creek, to a set iron pin, thence North 15-51-56 West 167.66 feet to a set iron pin lying in the southerly R.O.W. of Lebanon Pike. Thence with said R.O.W. North 42-50-58 East 110.56 feet to a set iron pin, thence North 47-09-02 West 5.00 feet to a set iron pin, thence North 42-50-58 East 78.90 feet to a set iron pin, thence with a curve to the right with a radius of 940.97 feet a Delta Angle of 24-15-01 for a length of 398.26 feet to a set iron pin, thence South 22-54-01 East 10.00 feet to a set iron pin, thence North 67-05-59 East 211.20 feet to a set iron pin, thence North 2-54-01 West 10.00 feet to an old concrete monument, thence North 67-05-59 East 49.41 feet to the point of beginning.

Being the same property conveyed to Kile Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Phillip L. Kile and Patricia K. Kile of record as Instrument No. 20090225-0016774, in the Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $* 15,000,000

Affiant X Phillip L. Kile

Subscribed and sworn to before me this the 16 *day of* November, *2021.*

Notary Public

My commission expires: 3/8/2022 *(Affix Seal)*

AMY M. STEPP NOTARY PUBLIC AT [illegible] DAVIDSON COUNTY, TENN.

This is improved property, known as 1901 Lebanon Pike, Nashville, TN.
(House Number) (Street) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE ATTACHED]

Witness our hand this 16 *day of* November, *2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kile Investments, LLC,
a Tennessee limited liability company

By: Phillip L. Kile
Name: PHILLIP L. KILE
Title: PRESIDENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Amy M. Stepp, a Notary Public in and for said County and State, ~~Davidson, Tennessee~~ PHILLIP L. KILE, 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 purposes therein contained, and who further acknowledged that HE is the PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16 day of November 2021.

Amy M Stepp
Notary Public

AMY M. STEPP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires: 3/8/2022

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $15,000,000

X Phillip L. Kile
Affiant

Subscribed and sworn to before me this 16 day of November, 2021.

Notary Public

My Commission Expires: 3/8/2022

AMY M. STRIPP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/16/21 (date of document).

Affiant Signature

11/16/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

