Johnson Davidson County
Batch: 854457 DEEDWARR
05/12/2022 03:36:24 PM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20220512-0055044

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
LoLo Enterprises, LLC Attn: Daniel T. Nozell 688 Legends Crest Dr. Franklin, TN 37069	Map 183, Parcel 151.00	LoLo Enterprises, LLC Attn: Daniel T. Nozell 688 Legends Crest Dr. Franklin, TN 37069
This instrument prepared by and return to: Bradley Arant Boult Cummings LLP (MTH), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, AIM, INC., an Arkansas corporation ("***Grantor***"), has bargained and sold, and by these presents transfers and conveys, to LOLO ENTERPRISES, LLC, a Tennessee limited liability company ("***Grantee***"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "***Property***"), together with all rights, interests, easements and hereditaments appurtenant thereto, including, without limitation, all buildings, structures, fixtures and other improvements located on the Property, all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the Property, and all of Grantor's interest to any water or mineral rights associated with the Property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is approximately 1.71 acres of improved property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has the right to convey the Property, and the Property is free from all encumbrances except the Permitted Encumbrances.

Grantor further covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF Arkansas
COUNTY OF Pulaski

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Affiant

Subscribed and sworn to before me this 10th day of May, 2022.

JANNIS WALKER
Notary Public-Arkansas
Pulaski County
My Commission Expires 08-01-2028
Commission # 12704948

Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed effective as of May 9, 2022.

GRANTOR:

AIM, INC., an Arkansas corporation

By: _____
Name: Andy Fowler
Its: President

STATE OF Arkansas)
COUNTY OF Pulaski)

Personally appeared before me, Andy Fowler, the undersigned, a Notary Public in and for the County and State aforesaid, Pulaski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of AIM, INC., an Arkansas corporation, the within named bargainor, and that he/she, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such _____.

WITNESS my hand and seal at office in Pulaski County, Arkansas on this 10th day of May, 2022.

_____
Notary Public

My Commission Expires:

JANNIS WALKER
Notary Public-Arkansas
Pulaski County
My Commission Expires 08-01-2028
Commission # 12704948

(seal)

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Subdivision of Lot 215B, Interchange City Industrial Park of record in Book 7900, Page 222, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to AIM, Inc., an Arkansas corporation, by deed from Interchange City Associates, LTD., L.P., a Tennessee limited partnership, of record in Book 9749, Page 240, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the taxable year 2022 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Book 7900, Page 222, Register's Office of Davidson County, Tennessee, as shown on that certain survey by Phillip E. Holmes (R.L.S. # 1728) of Volunteer Land Surveying Services, dated April 1, 2022 and designated File No. 22015.

3. Terms and provisions of Declaration of Restrictions, by McDowell Development Corporation, a Tennessee corporation, of record in Book 4673, Page 508, Register's Office of Davidson County, Tennessee.