WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **October, 2009**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G-MaMary, LLC		
(NAME)	(NAME)	
1327 Holly Hill Drive	SAME	30-210
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richardson Investments, LLC of Nashville**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Exchange Resources, Inc., Qualified Intermediary for G-MaMary, LLC**, 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:

Being, Tract No. 2 on the Plan of Harris No. 2 Subdivision, as of record in Plat Book 6200, page 449, Register's Office for Davidson County, Tennessee, said Tract containing 2.72 acres, more or less.

Being the same property conveyed to Richardson Investments, LLC, by Warranty Deed from Melvin H. Smalley, Trustee, and his Successors in Trust, of the Melvin H. Smalley Revocable Living Trust U/T/A, dated May 10th, 2005 and recorded in Instrument No. 20050512-0053430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 12/02/09 08:26 3 pgs
Fees:18.00 Taxes:3330.00
20091202-0110062

unimproved ☐
This is improved ☐ property, known as 5516 Clarksville Drive, Joelton, TN 37080

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; and it does covenant 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 is unencumbered, except as follows: Deed of Trust and Security Agreement of record in Instrument No. 20061002-0121268 and as assigned in Instrument No. 20070531-0064517, Register's Office for Davidson County, Tennessee. See also

Substitution of Trustee of record in Instrument No. 20080610-0059497, Assignment of Leases and Rents in Instrument No. 2006-1002-0121268 and as assigned in Instrument No. 20070531-0064515, said Register's Office; and it does further covenant and bind itself, its successors 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 our hands this **30th** day of **October, 2009**

Richardson Investments, LLC of Nashville

Greg F. Richardson, Member

Carroll M. Richardson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Greg F. Richardson and Carroll M. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members, and is authorized to execute the instrument on behalf of Richardson Investments, LLC of Nashville, the within named bargainor, and that they as such members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by therselves as members.

Witness my hand and seal this 30th day of October, 2009.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 2, 2011

I, Dawn D. Chase 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).