WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100000973 DEEDWARR
Recvd: 01/06/10 10:48 2 pgs
Fees: 13.00 Taxes: 407.00
20100106-0001148

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Sonya Brandt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2010.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: 11-4-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Intellectual Properties Management, LLC	Intellectual Properties Management, LLC	08312018600
(NAME) 2611 Dixon Drive	(NAME) 5974 Bandy's Ferry Rd ~~231 S. Royal Oaks Blvd., Suite 201~~	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Mt. Juliet, ~~Franklin~~, TN ~~37064~~ 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20092023

For and 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, **I, Hiram E. Coles**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Intellectual Properties Management, LLC**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2611 Dixon Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of January, 2010.

Hiram E. Coles by Ralph E. Coles, Attorney-in-fact
Hiram E. Coles by Ralph E. Coles, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 4th day of January, 2010, before me personally appeared Ralph E. Coles, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hiram E. Coles, and who acknowledged that he executed the same as the free act and deed of Hiram E. Coles.

Witness my hand and official seal this 4th day of January, 2010.

Commission expires: 10/21/13

LOIS WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 10 on the Plan of East Towne, Section I, as of record in Book 3700, page 147, Register's Office for said County, described as follows: BEGINNING at a point in the Northerly margin of Dixon Drive at the common corner of Lot Nos. 9 and 10; thence with the line between said lots, Northwardly 144.9 feet to a corner of Lot No. 11 on said plan; thence with the line between Lot Nos. 10 and 11, Eastwardly 127.9 feet to a point in the Westerly margin of Beth Drive; thence with the margin of the same Southwardly 89 feet to the point in the beginning of a curve; thence around said curve, Southwesterly 39.3 feet to the Northerly margin of Dixon Drive; thence with the margin of the same, Westerly 87 feet to the point of beginning.

BEING all of the same property conveyed to Hiram E. Coles and wife, Virginia H. Coles by Warranty Deed from A.C. Batson and wife, Barbara J. Batson dated October 15, 1968 and filed of record in Book 4279, Page 92, Register's Office for Davidson County, Tennessee. The said Virginia H. Coles is now deceased, leaving the said Hiram E. Coles the surviving tenant by the entirety and sole owner of said land.

Ralph E. Coles executed this instrument on behalf of Hiram E. Coles pursuant to Power of Attorney of record in Instrument NO. 20100106000147, Register's Office for Davidson County, Tennessee.

ATC/REC atty.