WARRANTY DEED

TABITHA N. CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067 Box 186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corporate Investors Partnership VIII, LLC	Corporate Investors Partnership VIII, LLC	15500008800
(NAME) 7836 Old Harding Road	(NAME) 652 Old Ezell Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bettye Agee a/k/a Bettye J. Agee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corporate Investors Partnership VIII, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR 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 7836 Old Harding Road, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 30th day of December, 2010.

Bettye Agee a/k/a Bettye J. Agee

Bettye Agee a/k/a Bettye J. Agee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettye J. Agee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of December, 2010.

Commission expires:

TABITHA N. CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

Notary Public

BILL GARRETT, Davidson County
Trans:T20110001470 DEEDWARR
Recvd: 01/06/11 15:52 2 pgs
Fees:13.00 Taxes:1341.25

20110106-0001982

EXHIBIT A

Being land in the First Civil District of Davidson County, Nashville, Tennessee, located generally on the northwest side of Old Harding Pike, just northeast of Highway 100 and being more particularly as follows:

Beginning at the southeast corner of the Metropolitan Government Harpeth Valley School in the centerline of Old Harding Road, as of record in Deed Book 3946, Page 639, Deed Book 1968, Page 223 and Deed Book 1085, Page 284, Registers Office of Davidson County (R.O.D.C.);

Thence, with the northeasterly line of said Harpeth Valley School, N36^25'05"W, passing a 5/8" rebar with cap MES 1649 (to which all further reference to iron pins shall refer) at 30.00 feet, in all 247.18 feet to an iron pin set at the southwest corner of the herein described tract;

Thence, northwesterly line of Magnolia Hills Subdivision, as of record in Plat Book 7900, Page 809, R.O.D.C., N53^15'40"W, 142.00 feet to a monument found with cap Wamble & Associates;

Thence, with the southerly line of said Magnolia Hills Subdivision , S71^37'09"E, 138.06 feet to a monument found with cap Wamble & Associates at the corner of a wooden plank fence;

Thence, continuing with said line, S34^05'29"E passing a monument with cap Wamble & Associates found at 120.57 feet, a iron pin set at 132.56 feet, in all 162.60 feet to the centerline of Old Harding Pike;

Thence, with the centerline of Old Harding Pike, S52^51'40"W, 215.00 feet to the point of beginning.

Containing 56,205 square feet or 1.29 acres.

The above is subject to an easement for the right-of-way of Old Harding Road and being more particularly described as follows:

Beginning at the southeast corner of the Metropolitan Government Harpeth Valley School in the centerline of Old Harding Road, as of record in Deed Book 3946, Page 639, Deed Book 1968, Page 223 and Deed Book 1085, Page 284, Registers Office of Davidson County (R.O.D.C.);

Thence, with the northeasterly line of said Harpeth Valley School, N36^25'05"W, 30.00 feet to an iron pin set;

Thence, with northwesterly right-of-way line of Old Harding Pike, N52^51'40"E, 216.21 feet to and iron pin set;

Thence, S34^05'29"E, 30.04 feet to the centerline of Old Harding Pike;

Thence, with the centerline of Old Harding Pike, S52^51'40"W, 215.00 feet to the point of beginning.

Containing 6,468 square feet or 0.15 acres.

According to an ALTA/ACSM Land Title Survey by Sawyer Land Surveying, LLC, File 010-043, dated 7-29-2010.

Being the same property conveyed to Alison Lewter, unmarried and Mother, Bettye Agee by deed from Gregory Keith Brown and wife, Linda P. Brown, as of record in Book 7635, Page 206, AND the same property conveyed to Bettye J. Agee by QuitClaim Deed from Alison A. Honea and Glen A. Honea, as of record in Book 8619, Page 946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement for sewer line of record in Book 9740, Page 979; easement for Spring Rights as set out in Book 1196, Page 260; easement for the right of way of Old Harding Road, Register's Office for Davidson County, Tennessee.