This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2011-156

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Tandem Investments, LLC	(NAME) Same as new owner	Map & Parcel #
(STREET ADDRESS) 7101 Executive Center Blvd. # 200	(STREET ADDRESS)	18300003700
(CITY) (STATE) (ZIP) Brentwood TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JAMES F. DIGBY,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **TANDEM INVESTMENTS, LLC, a Tennessee limited liability company** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Legal Description

Being the same property conveyed to James F. Digby by deed of record in Book 9502, page 578, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $548,700.00

Subscribed and sworn to before me this the 29th day of November, 2011.

My commission expires: 10-25-14

MARJORIE A. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

Notary Public

This is improved property known as1436 Heil Quaker Blvd., LaVerne, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its 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 Grantee, its 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.

Witness our hand this 11/28/11 day of November, 2011.

JAMES F. DIGBY

BILL GARRETT, Davidson County
Trans:T20110075614 DEEDWARR
Recvd: 12/01/11 09:05 3 pgs
Fees:18.00 Taxes:2030.19
20111201-0093391

STATE OF Colorado)
COUNTY OF Boulder)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES F. DIGBY**, the within named bargainor, 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.

Witness my hand and official seal at Lafayette, Colorado this 28th day of November, 2011.

Notary Public
My Commission Expires: 11-1-2012

NOTARY PUBLIC
TABITHA SALAZAR
STATE OF COLORADO
My Commission Expires Nov 1, 2012

1. 2012 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Easement Deed and Conveyance of Water-Sewer Facilities as set out in Book 4699, page 585, Register's Office, Davidson County, Tennessee.
3. Subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5063, page 843, Register's Office, Davidson County, Tennessee.
4. Subject to Colonial Pipeline Easement of record in Book 3616, page 439, Register's Office, Davidson County, Tennessee.
5. Subject to the consequence of any change in the location of Hurricane Creek which forms a portion of the boundary of the property.
6. Subject to riparian rights of upper and lower riparian owners in and to the waters of Hurricane Creek crossing or adjoining the property, and the natural flow thereof, free from diminution of pollution.

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing iron pin on the westerly end of the southerly return curve at the intersection of Heil Quaker Boulevard and Firestone Parkway; thence,

1. Southeasterly, with the return curve at the right having a radius of 25.00 feet, a distance of 39.32 feet (39.27' Deed) to an existing iron pin on the south right-of-way line of Firestone Parkway, an 80 foot road, said curve has a chord bearing and distance of S 87 deg. 45' 28" W, 35.390 feet (S 87 deg. 57' 39" E, 35.36 feet Deed); thence,

2. With the south right-of-way line of Firestone Parkway, S 42 deg. 57' 57" E, 707.30 feet (707.27 feet Deed) to an existing iron pin; thence,

3. With the southwesterly right-of-way line of Firestone Parkway with a curve to the right having a radius of 3779.72 feet, a distance of 362.57 feet to an existing witness iron pin, continuing 45.12 feet for a total distance of 407.69 feet to a point in the West Branch of Hurricane Creek, the county line; said curve has a chord bearing and distance of S 39 deg. 52' 33" E, 407.488 feet; thence,

4. With the northerly boundary line of Parcel 28.05 on Rutherford County Tax Map 17, S 78 deg. 51' 38" W, 568.45 feet to an existing iron pin; thence,

5. With the northeasterly boundary line, in part, of Weigand property of record in Book 306, page 487, Register's Office for Rutherford County, Tennessee, N 19 deg. 24' 56" W, 76.60 feet (N 19 deg. 22' 49" W, Deed) to an existing iron pin; thence,

6. With the north boundary line of said Weigand and the West Branch of Hurricane Creek, N 88 deg. 46' 17" W, 140.92 feet (N 88 deg. 42' 49" W, Deed) to a point; thence,

7. With the north boundary line of the Weigand, Emerson Electric Company of record in Book 407, page 591, R.O.R.C., TN and the West Branch of Hurrican Creet, S 71 deg. 01' 11" W, 323.16 feet (S 70 deg. 58' 11" W, Deed) to a point in Creek; thence

8. With the east boundary line of the property of the City of LaVergne as recorded in Book 5425, page 573, Register's Office for Davidson County, Tennessee, N 19 deg. 50' 53" W (N 19 deg. 49" 00" W, Deed) 29.90 feet to an existing witness ironpin, continuing 73.13 feet for a total distance of 103.03 feet to an existing iron pin; thence,

9. With the north boundary line of the property of the City of LaVergne, S 70 deg. 04' 04" W, 59.94 feet (S 70 deg. 08' 07", 59.95 feet Deed) to an existing iron pin; thence,

10. Northerly, with the east right-of-way line of Heil Quaker Boulevard and a curve to the right having a radius of 849.95 feet, a distance of 885.15 feet (884.95 feet, Deed) to an existing iron pin, said curve has a chord bearing and distance of N 17 deg. 08' 46" E, 845.693 feet (N 17 deg. 08' 33" E, 845.51 feet, Deed) thence,

11. N 46 deg. 59' 23" E, 127.19 feet (N 47 deg. 02' 22" E, 127.23 feet, Deed) to the point of beginning and containing 640,501 square feet or 14.704 acres, more or less as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.