BILL GARRETT, Davidson County
Trans:T20110082896 DEEDWARR
Recvd: 12/30/11 14:27 3 pgs
Fees:18.00 Taxes:11932.50
20111230-0102335

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23474-4(1)

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Conexion Americas 800 18th Ave. S. #A Nashville, TN 37203	New Owner	Map 105-16-0 Parcel 210.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, 440 BUSINESS CENTER PARTNERS, a Tennessee General Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CONEXION AMERICAS, a Tennessee Not-for-Profit Corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit A as specified on the Plat shown in the Declaration, on the Plan of 440 Business Center Land Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for 440 Business Center Land Condominium, of record as Instrument No. 20111209-0096389, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 440 Business Center Land Condominium, for placement of Units, as shown on Exhibit "D" to the Declaration of record under Instrument No. 20111209-0096389 said Register's Office, for a more complete identification and description of such Unit.

BEING part of the same property conveyed to 440 Business Center Partners, a Tennessee general partnership, by Executor's Deeds from Carleen B. Waller and Dodson B. Waller, Co-Executors of the Estate of Raymond W. Waller, of record in Instrument Number 20080425-0042540 and Instrument Number 20080425-0042541, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument Number 20080425-0042542, said Register's Office, all dated April 24, 2008.

This improved commercial property is also known as 2195 Nolensville Pike, Nashville, TN 37211

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 Grantor covenants 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 set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of December, 2011.

440 BUSINESS CENTER PARTNERS,
A Tennessee General Partnership
By: Craighead Development, LLC,
its Managing Partner

By: _____
William R. Hostettler, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared WILLIAM R. HOSTETTLER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of the CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company, and who further acknowledged, CRAIGHEAD DEVELOPMENT LLC, to be the Managing General Partner of the 440 BUSINESS CENTER PARTNERS, the within named bargainor, a Tennessee general partnership and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the general partnership the name of the limited liability company by himself as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee, on this 30th day of December, 2011.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,225,000.00.

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

_____
Affiant

Subscribed and sworn to before me this 30th day of December, 2011.

_____
Notary Public
My Commission Expires: _____

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years not yet due and payable.
   Map 105-16-0, Parcel 210.00

2. Matters on the Plan of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953, said Register's Office.

4. Property Modifications to combine parcels into one map and parcel of record in Instrument Number 20080508-0047907, said Register's Office.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081103-0108951, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument Number 20081103-0108990, said Register's Office.

7. Subject to Metropolitan County Council Ordinance Nos. 087-22 and BL2008-255 for the closing of Alley Nos. 1833 and 1834 and easements to be abandoned.

8. Declaration Establishing 440 Business Center Land Condominium of record as Instrument No. 20111209-0096389, said Register's Office.