File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51043
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
1520 Woodland Associates, L.P. c/o Smart Space, LLC 2900 Lebanon Rd. Ste. 200 Nashville, TN 37214	SAME

TAX MAP-PARCEL NUMBERS: 08309047100

BILL GARRETT, Davidson County
Trans:T20120014384 DEEDWARR
Recvd: 02/28/12 10:55 3 pgs
Fees:18.00 Taxes:1692.75
20120228-0017108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$457,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Guider, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1520 Woodland Associates, L.P., a Tennessee limited partnership** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davison County, Tennessee, being Lot No. 1 on the Plan of Lindsley Park Addition of record in Book 547, page 76, Register's Office for said County, to which Plan reference is hereby made for a more complete description and further shown on a Boundary and Topographer Survey by R. Scot Cherry, Tennessee Surveyor No. 1512, Cherry Land Surveying, Inc., dated December 8, 2011, JOB Number 11244 BB, attached hereto as Exhibit "A".

Being the same property conveyed to John W. Guider by Warranty Deed from Elaine Sircy and Kevin Mark Scott, dated August 1, 2007 and recorded on August 7, 2007 of record in Doc. No. 20070807-0094478, Register's Office for Davidson County, Tennessee.

Mona Lisa Warren, spouse of John W. Guider, joins in this conveyance, solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All Matters shown on The Plan of record in Book 547 Page 76, said Register's Office.

This is improved property, known as: 1520 Woodland Street, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of February, 2012.

John W. Guider **Mona Lisa Warren**

State of TENNESSEE
County of DAVIDSON

On this 24th day of February, 2012 , before me the undersigned authority, personally appeared **John W. Guider and Mona Lisa Warren,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $457,500.00

Affiant

Sworn and subscribed before me this the 24th day of February, 2012

Notary Public

My Commission Expires: 9/8/13

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

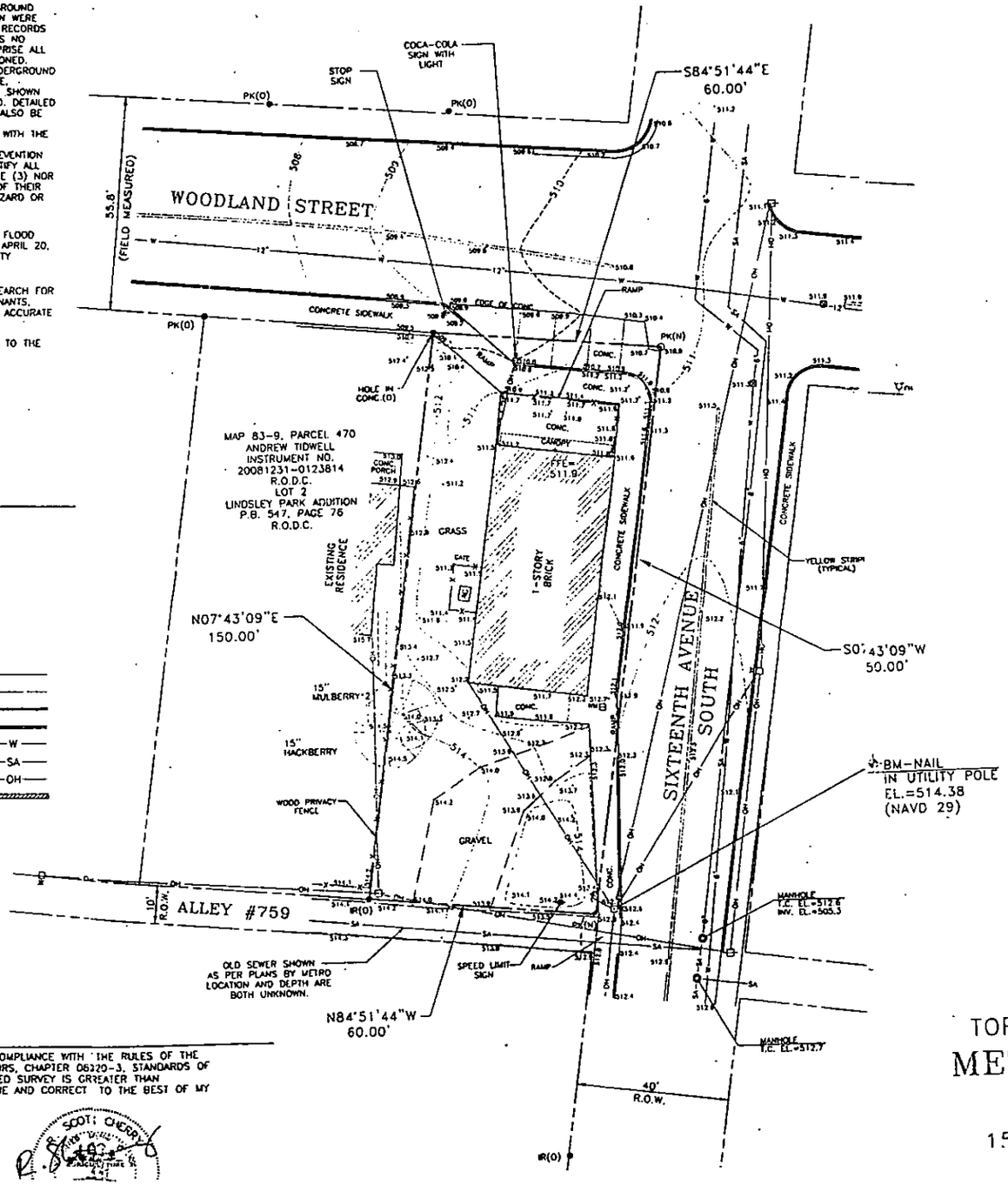
2) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47037C0236 F, DATED APRIL 20, 2001, IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

LEGEND

PK NAIL OLD	● PK(O)
IRON ROD OLD	● IR(O)
PK NAIL NEW	○ PK(N)
LIGHT POLE	☐ LP
MANHOLE	◉
WATER VALVE	⊠
FIRE HYDRANT	▽ FH
WATER METER	⊡ WM
SIGN POST	◇
EDGE OF CONCRETE	
EDGE OF ASPHALT	
PROPERTY LINE	
CURB LINE	
WATER LINE	—6"—W—
SEWER LINE	—10"—SA—
OVERHEAD UTILITIES	—OH—OH—
WALL	



TN STATE PLANE
NAD 83

GRAPHIC SCALE
20 0 10 20 40
1"=20'

TOTAL AREA

8,991 SQUARE FEET OR
0.206 ACRES ±

PLAT REFERENCE

LOT 1
LINDSLEY PARK ADDITION
PLAT BOOK 547, PAGE 76
R.O.D.C.

DEED REFERENCE

METRO MAP 83-9, PARCEL 471
OWNER OF RECORD:
JOHN W. GUIDER
INSTRUMENT NO. 20070807-0094478
R.O.D.C.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3. STANDARDS OF PRACTICE. THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

-PREPARED BY-
CHERRY LAND SURVEYING, INC.

SCOTT CHERRY
R.L.S. 2492

BOUNDARY AND TOPOGRAPHIC SURVEY OF METRO PARCEL ID 08309047100

1520 WOODLAND STREET, NASHVILLE, TN

JOB NO. 11244 BB
DATED 12/8/2011

EXHIBIT "A"