Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $287,500.00

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2012.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tennessee Regional Holding, LLC T Square Holdings, LLC	T Square Holdings, LLC	
4302 Wyoming Ave.	1720 Championship Blvd.	103-04-0-071.00
Nashville, TN 37209	Franklin, TN 37064-8631	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAYMOND E. TARKINGTON, JR., A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT (50.0%) UNDIVIDED INTEREST, AND T SQUARE HOLDINGS, LLC, A TENNESSEEE LIMITED LIABLITY COMPANY, AS TO A FIFTY PERCENT (50.0%) UNDIVIDED INTEREST, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 205 and the westerly half of Lot 203 of Block 12, on the Plan of Charlotte Park Company's First Addition, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ray E. Tarkington, Trustee, with full power and authority to convey, sell, transfer, lease and encumber without joinder of any beneficiary by Warranty Deed from William S. Outlaw, married and Joseph A. Jones, married, of record at Instrument No. 20040108-0003327, Register's Office for Davidson County, Tennessee, dated January 8, 2004; and

Being the same property conveyed to Raymond E. Tarkington Jr., by Quitclaim Deed from Ray E. Tarkington, Trustee, with full power and authority to convey, sell, transfer, lease and encumber without joinder of any beneficiary, of record at Instrument No. 20040127-0010110, Register's Office for Davidson County, Tennessee, dated January 22, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4302 Wyoming Ave., Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20120045214 DEEDWARR
Recvd: 06/19/12 12:27 2 pgs
Fees:13.00 Taxes:1063.75
20120619-0053688

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2012.

Raymond E. Tarkington, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Raymond E. Tarkington, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2012.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014

Jennifer Tarkington, spouse of Raymond E. Tarkington, Jr., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jennifer Tarkington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Tarkington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2012.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014