BILL GARRETT, Davidson County
Trans:T20120051313 DEEDWARR
Recvd: 07/12/12 12:19 6 pgs
Fees:33.00 Taxes:3622.95
20120712-0061293

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
Kenilwood Third, LLC	Kenilwood Third, LLC	Map: 132-07
609 Pearre Springs Way	PO Box 150262	Parcel No.: 74.00
Franklin, Tennessee 37064	Nashville, Tennessee 37215	

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, 4200 Kenilwood, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kenilwood Third, LLC, a Tennessee limited liability company, its successors and assigns, ("Grantee"), a one-third (⅓) interest in that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 10th day of July, 2012.

4200 Kenilwood, LLC

By: _____
Ben H. Willingham, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Ben H. Willingham, III, 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 President of 4200 Kenilwood, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as President of 4200 Kenilwood, LLC.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of July, 2012.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $979,175.48.

Affiant

Subscribed and sworn to before me,
this 10th day of July, 2012.

Jean P. Shearer
Notary Public
My Commission Expires: 9-8-2013

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Final Plat Kenilwood Subdivision, of record in Instrument No. 201202150013472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to 4200 Kenilwood, LLC by Quitclaim Deed of record in Instrument No. 20120216-0013793 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. All matters as shown on the plat of record in Instrument No. 201202150013472, in the Register's Office for Davidson County, Tennessee. See also Surveyor's Certificate of Correction of record in Instrument No. 201205300046766, in said Register's Office.

3. Access Easement and Utility Easement contained in that certain Lease Agreement between Villers-Redd, LLC, Lessor, and Crown Castle South, Inc., Lessee, a memorandum of which is recorded in Instrument No. 20010807-0084894, Register's Office for Davidson County, Tennessee, as assigned in Instrument No. 200410280129725, in said Register's Office.

4. Easement for access and utility service contained in that certain Land Lease Agreement between Air Conditioning Services, Inc. , Lessor, and Villers-Redd, LLC , Lessee, a memorandum of which is recorded in Instrument No. 20010717-0075616 , Register's Office for Davidson County, Tennessee, as amended by Amended and Restated Memorandum of Land Lease Agreement of record in Instrument No. 20011030-0118341, said Register's Office.

5. All of the terms and provisions set forth and contained in that certain Lease Agreement between Villers-Redd, LLC, Lessor, and The Lamar Companies, Lessee, a memorandum of which is recorded in Instrument No. 20020404-0041139, Register's Office for Davidson County, Tennessee, as assigned in Instrument No. 200410280129726, in said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7536, page 39 in the Register's Office, Davidson County, Tennessee.

7. Lack of access to and from a controlled access highway (I-65).

8. Restrictions contained in the deeds of record in Book 10322, page 596 and as Instrument No. 20020419-0048819, Register's Office for Davidson County, Tennessee.

9. 30 foot Nashville Electric Service Access Easement as described in deed of record as Instrument No. 20020419-0048819, Register's Office for Davidson County, Tennessee.

10. Charter Right of Way of CSX Railroad.

11. Reservation of Easements and other rights contained in the deed from James T. Redd and James T. Redd, Jr. to Marilyn Gardner of record in Instrument No. 20041028-0129729, Register's Office for Davidson County, Tennessee.

12. Stormwater Detention Agreement of record in Instrument No. 200412130147882, in the Register's Office for Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200501310011046, in the Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200501310011054, in the Register's Office for Davidson County, Tennessee.

15. Application to Combine Parcels of record in Instrument No. 200504190043424, in the Register's Office for Davidson County, Tennessee.

16. Memorandum of Lease Agreement of record in Instrument No. 200606290078080, in the Register's Office for Davidson County, Tennessee.

17. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200906170056375, in the Register's Office for Davidson County, Tennessee.

18. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200907220068679, in the Register's Office for Davidson County, Tennessee.

19. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200907220068773, in the Register's Office for Davidson County, Tennessee.

20. Reservation of Easements and other rights contained in the deed from Marilyn Gardner and James R. Villers to Douglas B. Durr of record in Instrument No. 20041028-0129730, said Register's Office.

21. Deed of Trust executed by 4200 Kenilwood, LLC, a Tennessee limited liability company, in favor of R. Rick Hart, as trustee, to secure Legends Bank, recorded April 13, 2012 in Instrument No. 201204130031957, in the original principal sum of $1,750,000.00, in the Register's Office for Davidson County, Tennessee.

22. Assignment of Rents and Leases from 4200 Kenilwood LLC, a Tennessee limited liability company, to Legends Bank recorded April 13, 2012, in Instrument No. 201204130031979, in the Register's Office for Davidson County, Tennessee.

23. UCC-1 Financing Statement naming Legends Bank as secured party and 4200 Kenilwood LLC, a Tennessee limited liability company, as debtor, filed April 13, 2012, recorded in Instrument No. 201204130031985, in the Register's Office for Davidson County, Tennessee.