(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00**

Affiant

Subscribed and sworn to before me, this 31 day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-09-17
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE A. KENNEDY

BILL GARRETT, Davidson County
Trans: T20130046542 DEEDWARR
Recvd: 06/04/13 14:18 2 pgs
Fees: 13.00 Taxes: 1202.50

20130604-0056512

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5801 Centennial Blvd., LLC	NEW OWNER	091-02-0
(NAME)	(NAME)	(MAP)
5801 Centennial Blvd.		177.00, 178.00 AND 245.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cirillo Southern Enterprises, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **5801 Centennial Blvd., LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows per that Survey of Cherry Land Surveying, Inc., Nashville, Tennessee, R. Scot Cherry, Surveyor, Tennessee No. 1512, dated September 4, 2003; last revised April 23, 2004.

Beginning at an existing iron rod in the southerly right-of-way of Centennial Boulevard, 71.5 feet in width, at a corner common with the property of Mimms, LLC & Campbell & Campbell, LLC, as of record in Instrument Number: 20021231-0162668, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located South 54 deg. 23 min. 23 sec. East. 149.85 feet from an existing iron rod at the intersection of the southerly right-of-way line of Centennial Boulevard and the easterly right-of-way line of Sixty-First Avenue North, 50 feet in width, said point of beginning also being located at northing: 668,645.13, easting: 1,715,064.06; on the State Plane Coordinate System NAD-83 (1995);

Thence with the southerly right-of-way of Centennial Boulevard, South 54 deg. 23 min. 23 sec. East, 198.55 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 163.46 feet, the central angle of which is 18 deg. 15 min. 25 sec., the radius of which is 512.97 feet, the chord of which is South 63 deg. 35 min. 40 sec. East, 162.77 feet to an existing iron rod at a corner common with the CSX Transportation Railroad Property;

Thence leaving the southerly right-of-way line of Centennial Boulevard with the westerly property line of the CSX Transportation Railroad Property with a curve to the left, along an arc length of 220.81 feet, the central angle of which is 16 deg. 11 min. 04 sec., the radius of which is 781.72 feet, the chord of which is South 38 deg. 06 min. 50 sec. West, 220.08 feet to an existing iron rod in the westerly terminus of Ohio Avenue, 80 feet in width;

Thence with the westerly terminus of Ohio Avenue South 35 deg. 47 min. 55 sec. West, 143.68 feet to an existing iron rod at the intersection with the westerly right-of-way line of Sixtieth Avenue North, 50 feet in width, and the northerly right-of-way line of New York Avenue, 50 feet in width;

Thence leaving the westerly right-of-way line of Sixtieth Avenue North with the northerly right-of-way line of New York Avenue, North 54 deg. 12 min. 55 sec. West, 401.26 feet to an existing

iron rod, at a corner common with the property of 61st Avenue Methodist Church, as of record in Deed Book 265, Page 333, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of New York Avenue with the easterly property line of 61st Avenue Methodist Church, North 36 deg. 11 min. 41 sec. East, 167.87 feet to an existing iron rod at a corner common with the property of Mimms, LLC & Campbell & Campbell, LLC;

Thence with the southerly property line of Mimms, LLC & Campbell & Campbell, LLC, South 54 deg. 12 min. 09. sec. East, 50.10 feet to an existing iron rod;

Thence with the easterly property line of Mimms, LLC & Campbell & Campbell, LLC, North 35 deg. 42 min. 54 sec. East, 168.60 feet to the point of beginning, containing 127,459 square feet or 2.926 acres more or less.

Being the same property conveyed to 5801 Centennial Blvd., LLC, a Tennessee limited liability company and Cirillo Southern Enterprises, LLC by Special Warranty Deed from REICHHOLD, INC. of record as Instrument Number 20040507-0052507, Register's Office for Davidson County, Tennessee, dated April 23, 2004, and recorded on May 7, 2004. Also, being the same property conveyed to Cirillo Southern Enterprise, LLC by Quitclaim Deed from REICHHOLD, INC., a Delaware corporation, of record as Instrument Number 20040507-0052508, Register's Office for Davidson County, Tennessee, dated April 23, 2004, and recorded on May 7, 2004.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5801 Centennial Blvd, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 31st day of May, 2013.

Cirillo Southern Enterprises, LLC

By: _____
Joseph R. Cirillo, Chief Manager

STATE OF New York

COUNTY/BOROUGH OF Westchester

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph R. Cirillo, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Cirillo Southern Enterprises, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Joseph R. Cirillo as such Chief Manager.

Witness my hand and official seal at office at White Plains, NY, on this the 31st day of May, 2013.

_____
Notary Public

My Commission Expires:
2-17-2014

Glenn R. Tartaglia
Notary Public, State of New York
No. 01TA4853331
Qualified in Westchester County
Commission Expires February 17, 2014