Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Tri-State Enterprises, LLC **2806 Dickerson Road** **Nashville, TN 37207**	**Same as New Owner**	**Map: 60-15** **Parcel: 16.00**

This instrument prepared by: David B. Gray, Hix & Gray, PLC
315 Deaderick Street, Suite 1230, Nashville, TN 37238

BILL GARRETT, Davidson County
Trans:T20130046724 DEEDWARR
Recvd: 06/05/13 08:52 2 pgs
Fees:13.00 Taxes:4625.00
20130605-0056731

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Southern Holdings, Inc.** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Tri-State Enterprises, LLC** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 6, 7 and 8 on the Plan of the Subdivision of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Southern Comfort Systems, Inc. by deed from James T. Hutchison, Jr., and Virginia Ann Hutchison Clauer, as Co-Trustees of the James T. Hutchison, Sr., Testamentary Trust, and Norma L. Hutchison, as of record in Instrument No. 20070907-0107466, corrected by Instrument No. 20071128-0138032, Register's Office for Davidson County, Tennessee.

Southern Holdings, Inc. was formerly known as Southern Comfort Systems, Inc. and Southern Property, Inc.

This is improved property known as 2806 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his/hers/their/its heirs or successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to the plan of record in Book 421, page 16, Register's Office for Davidson County, Tennessee; Inspection and Maintenance Agreement for Private Stormwater Management Facilities and all other matters as shown in that instrument of record in instrument No. 2008122-0006554, said Register's Office; Easement for Storm Drainage and all other matters as shown in that instrument of record in Instrument No. 20080122-0006613, said Register's Office; and that Memorandum of Lease of record in Instrument No. 20080411-0037028, said Register's Office, which is being assumed by the Grantee, as well as taxes for the year 2013.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

EXECUTED this 4th day of June, 2013.

Southern Holdings, Inc., a Tennessee Corporation

By: _____
Robert Malick, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert Malick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Southern Holdings, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, this 4th day of June, 2013.

(SEAL)

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00

_____
AFFIANT

Subscribed and sworn to before me this 4th day of June, 2013.

(SEAL)

_____
NOTARY PUBLIC
My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016