OWNER/RESPONSIBLE TAXPAYER:
McGuffin Partners
PO Box 1914
Morristown, TN 37816
Part of Tax I.D. Nos. 034-02-0-099.00 and
034-02-0-058.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 130191

WARRANTY DEED

THIS INDENTURE made as of the 24th day of June, 2013, between MICHAEL D. CHASE, First Party, and McGUFFIN PARTNERS, a Tennessee general partnership, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to him in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SITUATED in Davidson County, Tennessee, and being Lot No. 2 as shown on the Final Plat of the Resubdivision of Lots 1A and 2, Rivergate Square Planned Unit Development, recorded as Instrument No. 20130305-0021706, in the Davidson County Register's Office, to which plat specific reference is hereby made for a more particular description.

BEING part of the same property conveyed to Michael D. Chase by Quitclaim Deed from George Sampson, Trustee, dated March 14, 1986, and recorded in Book 6807, page 183, in the Davidson County Register's Office; and BEING the same property conveyed to Michael D. Chase by Quitclaim Deed from J G Properties, LLC, dated April 2, 2013, and recorded as Instrument No. 20130417-0038143, in the Davidson County Register's Office.

TOGETHER WITH the easements as set out on the plat recorded as Instrument No. 20130305-0021706, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

BILL GARRETT, Davidson County
Trans:T20130054162 DEEDWARR
Recvd: 06/26/13 11:16 4 pgs
Fees:23.00 Taxes:5827.50
20130626-0065645

AND First Party, for himself and his heirs, devisees, personal representatives, successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth on Exhibit "A" attached and taxes for the year 2013, which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

The above described property is commercial property and has never been used by First Party or any of his immediate family as a personal residence.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

Michael D. Chase

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, MICHAEL D. CHASE, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of June, 2013.

Notary Public

My Commission expires:
09/01/2013

KATRINA E. VARGAS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,575,000.00.

James M. Connell

Affiant

Subscribed and sworn to before me this 24th day of June, 2013.

Notary Public

My Commission Expires: 3/8/15

CYNTHIA BOLYARD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT "A"

1. Matters depicted or disclosed by map recorded as Instrument No. 20130305-0021706, in the Davidson County Register's Office.

2. Sewer easement granted to Metropolitan Government of Nashville and Davidson County recorded in Book 6065, page 113, in the Davidson County Register's Office.

3. Survey of Brian M. Reifschneider, RLS No. 2487, dated April 24, 2013, shows the following:
   a. 74 foot front setback line from U.S. Highway 31E;
   b. 5 foot side setback line from the northeast line;
   c. 20 foot rear setback line;
   d. 50 foot front setback line from Shepherd Hills Drive;
   e. 20 foot public utility easement from the west and south lines;
   f. 25 foot joint use ingress, egress and public utility easement along the northeast line;
   g. 20 foot sanitary sewer line along the northeast line;
   h. parking spaces extend over the rear line; and
   i. joint use ingress and egress point at the southwest corner.

4. Ingress and egress easements as shown on the plat of record in Book 5200, page 445, in the Davidson County Register's Office.