BILL GARRETT, Davidson County
Trans:T20130077557 DEEDWARR
Recvd: 09/06/13 15:20 4 pgs
Fees:23.00 Taxes:4440.00
20130906-0094510

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 25213-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Chris-More Property Holding, LLC 60 E. Rio Salado Parkway, Suite 1103 Tempe, Arizona 85281	New Owner	Map/Parcel # 079.00.0/021.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter-named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, HARRIS/WEST INVESTMENTS, G.P., a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHRIS-MORE PROPERTY HOLDING, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

Beginning at an iron rod situated in the southerly margin of Cockrill Bend Industrial Road, said point being the northeast corner of the property conveyed to Young Sales Corporation of record in Deed Book 8150, Page 448, Register's Office for Davidson County, Tennessee, said point also being the northwest corner of the herein described tract:

Thence, along said road, N 80° 33' 00" East, a distance of 48.80 feet to an iron rod; thence, North 80° deg. 45' 00" East, a distance of 141.05 feet to an iron rod; thence, leaving said road, South 09° 16' 00" East, a distance of 759.90 feet to an iron rod; thence, South 82° 44' 17" West, a distance of 175.20 feet to an iron rod; thence, North 10° 23' 20" West, a distance of 753.80 feet to the point of beginning and containing 3.170 acres of land more or less.

Being the same property conveyed to T. Michael Harris and Rich D. West, a joint venture by Deed dated March 26, 1996 from Jeff Turchin, of record in Book 9994, Page 843, and re-recorded in Book 10034, Page 863, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed to Harris/West Investments, L.L.C., by Quitclaim Deed dated February 10, 1997 from T. Michael Harris and Rich D. West, individually and as a joint venture of record in Book 10347, Page 291, said Register's Office, and further conveyed to Harris/West Investments, G.P., a Tennessee general partnership by Quitclaim Deed dated December 27, 1999 from Harris/West Investments, L.L.C. of record in Instrument

No. 199912280307539, re-recorded in Instrument No. 200001110003898, and by Quitclaim Deed dated October 10, 2002 of record in Instrument No. 20021028-0131876, said Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 7115 Cockrill Bend Boulevard, 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 Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 5th day of September, 2013.

HARRIS/WEST INVESTMENTS, G.P., a Tennessee general partnership

By: T. Michael Harris
T. Michael Harris, General Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, T. MICHAEL HARRIS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the General Partner of HARRIS/WEST INVESTMENTS, G.P., a Tennessee general partnership, the within-named bargainor, and that he, as such General Partner, and being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership, by the said T. MICHAEL HARRIS as such General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of September, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this
5th day of September, 2013.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

Taxes for 2014 and subsequent years, a lien not yet due and payable. Map/Parcel No. 079.00.0/021.00.

Subject to easements and building setback line as shown on the drawing attached to the Deed from the State of Tennessee of record in Book 4527, Page 124, Register's Office for Davidson County, Tennessee.

Subject to the flow of Richland Creek.

Matters disclosed on the Survey prepared by Volunteer Land Surveying, LLC, dated July 31, 2013, 2011, signed by Phillip E. Holmes, Jr., Registered Land Surveyor No. 1728, bearing File No. 13040.