NEW OWNER:

STAFFORD PARTNERS NO. 1, L.P.
P.O. BOX 1625
BRENTWOOD, TN 37024

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0792

Map & Parcel 11808017000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130084344 DEEDWARR
Recvd: 09/30/13 14:12 3 pgs
Fees:18.00 Taxes:1073.00
20130930-0102419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD TALMEDGE NEIGHBORS d/b/a COMMERCIAL CLEANING SYSTEMS, INC., a Tennessee corporation, a/k/a CCS, Inc.** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STAFFORD PARTNERS NO. 1, L.P.**, a Tennessee limited partnership ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

PARCEL "A":
Land in Davidson County, Tennessee, and being Lot No. 28 in the Grandview Heights Addition, as of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

PARCEL "B":
Land in Davidson County, Tennessee, and being Lot No. 29 on the map of Grandview Heights Subdivision, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts 50 feet on the westerly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to **Richard Talmedge Neighbors, d/b/a Commercial Cleaning Systems, Inc., a Tennessee corporation, a/k/a CCS, Inc.**, by virtue of a Quitclaim Deed from Eva Charlene Neighbors, d/b/a Commercial Cleaning Systems, Inc., a/k/a CCS, Inc., dated September 9, 2008, and recorded in Instrument Number 20080912-0093296, and with further reference in Book 10956, Page 906 and Book 10956, Page 909, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 2509 EUGENIA AVENUE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 14, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 27th day of September, 2013.

RICHARD TALMEDGE NEIGHBORS
d/b/a Commercial Cleaning Systems, Inc.
a/k/a CCS, Inc.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD TALMEDGE NEIGHBORS d/b/a Commercial Cleaning Systems, Inc. a/k/a CCS, Inc.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2013.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GUELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$290,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27th day of September, 2013.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GUELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY