THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130102889 DEEDWARRSP
Recvd: 12/09/13 11:01 4 pgs
Fees:23.00 Taxes:2756.50
20131209-0124759

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
RJC Properties, LLC 2383 Alton Road NW Atlanta, GA 30305	NEW OWNER	026100A 001.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF **Ten Dollars ($10.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Quarterhorse Construction, LLC, a Tennessee limited liability company** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **RJC Properties, LLC, a Tennessee limited liability company** (GRANTEE), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, and all buildings, structures, fixtures and other improvements located on said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property identified 450 Professional Park Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD, the Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors, and assigns, forever; and Grantor does covenant with Grantee, its successors and assigns, that it is lawfully seized and possessed of said Property, has a good right to convey it, and the same is unencumbered, except for the Permitted Encumbrances; and Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, except for claims arising under the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 6th day of December, 2013.

QUARTERHORSE CONSTRUCTION, LLC

By: _____
Chad M. Ray, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Chad M. Ray, Chief Manager of Quarterhorse Construction, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Chief Manager** of **Quarterhorse Construction, LLC**, the within bargainor, and 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 LLC by the said **Chad M. Ray as Chief Manager of Quarterhorse Construction, LLC**,

Witness my hand and official seal, at office at Brentwood, Tennessee on this 6th day of December, 2013.

Notary Public
My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$745,000.00.**

Affiant

Subscribed and sworn to before me, this 6th day of December, 2013.

Notary Public

My commission expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

Being Lot No. 1 on the Plan of the Final First Resubdivision Northchase Professional Park, Lot No. 4, Northchase at Rivergate, of record in Book 6900, Page 956, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with all beneficial access, utility and parking easements and all right, title and interest appurtenant to said Lot 1 contained in the Declaration of Easements, Restrictive Covenants and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, Register's Office for Davidson County, Tennessee, and in the Declaration of Covenants and Restrictions for Northchase Professional Park, of record in Book 7918, page 715, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Quarterhorse Construction, LLC, by Quitclaim Deed from 450 Professional Park Drive, LLC, a Tennessee limited liability company, dated May 15, 2012, recorded May 17, 2012, of record in Instrument No. 20120517-0042789, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Real estate taxes for the year 2014, and subsequent years, not yet due and payable.

2. Subject to all matters on the Plan of record in Plat Book 6900, Page 956, said Register's Office.

3. Declaration of Restrictive Covenants of record in Book 7278, Page 672, Book 8892, Page 227, and Book 10011, Page 609, said Register's Office.

4. Charter of Northchase Professional Park of record in Book 7920, Page 890, and Book 10348, Page 283, said Register's Office.

5. Declaration of Covenants, Conditions, and Restrictions of record in Book 7918, Page 715, said Register's Office.

6. Deed conveying the common area to the Northchase Professional Park Owner's Association, Inc. of record in Book 7919, Page 358, said Register's Office.