NEW OWNER:

WORKING ENTERPRISES, LLC
2008 ARLINGTON ROAD
LEBANON, TN 37087

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: 13-1151

Map and Parcel No. 09513004000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140001220 DEEDWARR
Recvd: 01/07/14 10:32 3 pgs
Fees:18.00 Taxes:2960.00
20140107-0001583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **K & S ASSOCIATES, INC., a Tennessee corporation** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **WORKING ENTERPRISES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in the 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, in the Northwest Quadrant of the intersection of Briley Parkway and Elm Hill Pike, being more particularly described by metes and bounds as follows:

Beginning at an iron rod (old), said iron road being located in the northern right-of-way of Elm Tree Drive (a 50 foot wide right-of-way), the southeast corner of Associated Equipment Rental Company, of record in Deed Book 5591, Page 899, Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and the southwest corner of the herein described tract; thence leaving said right-of-way and with the eastern line of said Associated Equipment Rental Company, north 20° 26' 16" west, 270.89 feet to an iron rod (new) with a cap stamped Ragan Smith Associates (RSA), said iron rod being the northwest corner of said Associated Equipment Rental Company, in the southern line of 660 Massman Drive Associates, LLC., and also being the beginning of a curve to the right having a central angle of 04° 01' 15", a radius of 2285.92 feet, an arc length of 160.42 feet, and a chord of north 70° 47' 14" east, 160.39 feet; thence with the southern line of said 660 Massman Associates, LLC., and along the arc of the above described curve, 160.42 feet to an iron rod

(new) with a cap stamped RSA, said iron rod being located in the southern line of Parsons Nashville, of record in Deed Book 11645, Page 371, R.O.D.C., TN and the northwest corner of W. W. Grainger, Inc., of record in Deed Book 5001, Page 96, R.O.D.C., TN, thence, with the western line of said W. W. Grainger, Inc., for the following two calls: south 11° 16' 07" east, 186.17 feet to an iron rod (old), and south 16° 37' 05" east 88.13 feet to an iron rod (new) with a cap stamped RSA, said iron rod being located in the northern right-of-way of said elm tree drive and being the beginning of a curve to the left, having a central angle of 04° 05' 40", a radius of 1748.00 feet, an arc length of 124.92 feet, and a chord of south 71° 31' 09" west, 124.89 feet; thence with the northern right-of-way of said Elm Tree Drive and along the arc of the above described curve, 124.92 feet to the point of beginning and containing 38,046 square feet, or 0.87 acres, more or less, as calculated by the above courses and distances according to a survey by Kevin L. Birdwell, whose address is Ragan Smith Associates, Inc, 315 Woodland Street, Nashville, Tennessee, 37206.

Being the same property conveyed to **K & S Associates, Inc., a Tennessee corporation**, by Special Warranty Deed from S & D Properties, a general partnership, dated January 16, 2009, and of record in Instrument Number 20090116-0004292, 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 which has the address of **1926 ELM TREE DRIVE, NASHVILLE, TN 37120**.

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 4955, Page 104, 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 assumed by Grantee.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 31st day of December, 2013.

K & S ASSOCIATES, INC.

BY: _____

Title: President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kim R. Working, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of **K & S ASSOCIATES, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 31st. day of December, 2013.

_____
NOTARY PUBLIC

My commission expires: 6-26-17

DAVID E. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$800,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 31st day of December, 2013.

_____
NOTARY PUBLIC

My commission expires: 6-26-17

DAVID E. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY