BILL GARRETT, Davidson County
Trans:T20140004182 DEEDWARR
Recvd: 01/21/14 08:58 3 pgs
Fees:18.00 Taxes:6160.50
20140121-0005158

25541-1
Box #14

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

ADDRESS NEW OWNERS:
Walia, LLC
720 Jones Parkway
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
18300017900

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 THE CENTER FOR BUSINESS AND TECHNOLOGY, INC., a Tennessee corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto WALIA, LLC, a Tennessee limited liability company, (hereinafter referred to as the "Grantee"), its successors and assigns, land in Davidson County, State of Tennessee, described as follows: to-wit:

> LAND in Davidson County, Tennessee, being Lot 1 on the Final Plat of The Center for Business and Technology, Heil Quaker Boulevard, of record in Plat of record in Instrument No. 20051006-0120487, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Together with a Joint Access, Utility and Drainage Easement of record in Instrument No. 20051108-0135459, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to The Center for Business and Technology, Inc., a Tennessee corporation by Special Warranty Deed from Interchange City Associates, Ltd., L.P., a Tennessee limited partnership of record in Instrument No. 20040721-0087424, as re-recorded in Instrument No. 20040722-0087831, Register's Office for Davidson County, Tennessee.

This is commercial property known as 1551 Heil Quaker Boulevard, LaVergne, Tennessee.

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 the undersigned Grantor does covenant 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 in Exhibit A attached hereto; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of January, 2014.

THE CENTER FOR BUSINESS AND TECHNOLOGY, INC.,
a Tennessee corporation

By: _____
Michael Baron, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Baron**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the The Center for Business and Technology, Inc., a Tennessee corporation, the within-named bargainor, and that he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of January, 2014.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,665,000.00.

_____
Affiant

Subscribed and sworn to before me this
17th day of January, 2014.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
PERMITTED ENCUMBRANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable.

(b) All matters shown on the Plan of record in Instrument No. 20051006-0120487, Register's Office for Davidson County, Tennessee.

(c) Easement Deed and Conveyance of Water-Sewer Facilities of record in Book 4699, Page 585, Register's Office for Davidson County, Tennessee.

(d) Storm Water Detention Agreement of record in Instrument No. 20020708-0081613, Register's Office for Davidson County, Tennessee.

(g) Declaration of Joint Access, Utility and Drainage Easements of record in Instrument No. 20051108-0135459, Register's Office for Davidson County, Tennessee.