BILL GARRETT, Davidson County
Trans:T20140010847 DEEDWARR
Recvd: 02/14/14 12:09 4 pgs
Fees:23.00 Taxes:2035.00
20140214-0013178

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

Box #14
25563-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Skyville, LLC 1600 Division Street, Suite 225 Nashville, Tennessee 37203	New Owner	Map 118-02-0 Parcel 212-00

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, **WESTWOOD PARTNERS, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **SKYVILLE, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 41 and 42 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a pk nail on the western right-of-way of Westwood Drive and located 100 feet South of the intersection of the southern right-of-way of Inverness Avenue and the western right-of-way of Westwood Drive and being the northeast property corner of this tract and being the southeast property corner of the Moran property as of record in Deed Book 7725, Page 150, Register's Office for Davidson County, Tennessee;

Thence, with the western right-of-way of Westwood Drive, S 13° 23' 25" E a distance of 100.00 feet to a pk nail, being the northeast property of the Crockett property as of record in Deed Book 4505, Page 140, Register's Office for Davidson County, Tennessee;

Thence, with the Crockett northern property line, S 76° 36' 35" W a distance of 170.00 feet to an iron rod and being on the eastern right-of-way of an alley;

Thence, with the eastern right-of-way of the alley, N 13° 23' 25" W a distance of 100.00 feet to an iron rod and being the southwest property corner of the Moran property;

Thence, with the Moran southern property line, N 76° 36' 35" E, a distance of 170.00 feet to the Point of Beginning and containing therein 17,000 square feet (0.39 acres) more or less as per a survey performed by Terry W. Jenkins, R.LS. #1389 dated February 17, 1996.

BEING the same property conveyed to Westwood Partners, LLC, by Warranty Deed from Country & Westwood, LLC, of record in Instrument No. 20010601-0057297, Register's Office for Davidson County, 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 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 this 14th day of February, 2014.

WESTWOOD PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: John R. Olert
Its: Member

By: _____
Name: Charles S. Higgins, Jr.
Its: Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JOHN R. OLERT** and **CHARLES S. HIGGINS, JR.**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of WESTWOOD PARTNERS, LLC, a Tennessee limited liability company, the within-named bargainors, and that they, as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Members.

WITNESS my hand, at office this 14th day of February, 2014.

HOUSTON WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

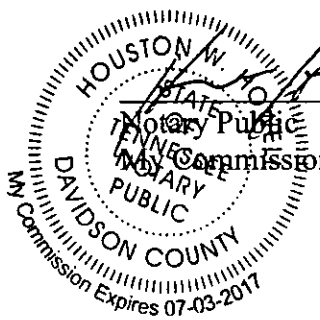
_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me this
14th day of February, 2014.



Notary Public
My Commission Expires:_____

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4611, Page 16, Register's Office for Davidson County, Tennessee.