# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$460,750.00**

Affiant

Subscribed and sworn to before me, this 7th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 1004 Old Tree, LLC | NEW OWNER | 106-02-0 |
| (NAME) | (NAME) | (MAP) |
| 1004 Old Tree Court | | 058.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37210 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Old Tree Properties, a Tennessee partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **1004 Old Tree, LLC, a Delaware limited liability company,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Eleven, Elm Hill Business Center, of record in Plat Book 5190, Page 347, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Old Tree Properties, a Tennessee partnership, by Deed from M.R.S. Properties, a Tennessee Partnership of record at Instrument No. 20050328-0032677, Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on March 28, 3005.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1004 Old Tree Court, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140016488 DEEDWARR
Recvd: 03/11/14 12:50 2 pgs
Fees:13.00 Taxes:1704.78
20140311-0020407

Witness my hand this 7th day of March, 2014.

Old Tree Properties, a Tennessee partnership

By: John Miles, Partner
John Miles, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Miles with whom I am personally acquainted and who upon his oath acknowledged himself to be the Partner of Old Tree Properties the within named bargainer, a Tennessee partnership, and that he as such Partner being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of Old Tree Properties, a Tennessee partnership, by the said John Miles as such Partner.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 7th day of March, 2014.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN