BILL GARRETT, Davidson County
Trans:T20140018600 DEEDWARR
Recvd: 03/20/14 09:15 3 pgs
Fees:18.00 Taxes:647.50
20140320-0022897

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

Box #14
25823-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
NLC Holdings, LLC. 112-B Fern Avenue Nashville, Tennessee 37207	New Owner	Map 118-08-0 Parcel 260-00

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, **JOHN W. NELLEY, JR.**, and **ALBERT W. BUCKLEY, JR.**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **NLC HOLDINGS, 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:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Four-Forty Center; of record in Book 7900, Page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> TOGETHER with the eastern half of that part of the alley that was closed by Metro Ordinance No. 097-776, of record in the Metropolitan County Court Clerk's Office, which adjoins said Lot No. 2.
>
> BEING part of the same property conveyed to John W. Nelley, Jr. and Albert W. Buckley, Jr., by Quitclaim Deed from Four Forty Associates, L.P. a Tennessee limited partnership, of record in Instrument No. 20060828-0105673, 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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs 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 Grantors have executed this instrument this 19th day of March, 2014.

John W. Nelley, Jr.

Albert W. Buckley, Jr.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JOHN W. NELLEY, JR.**, and **ALBERT W. BUCKLEY, JR.**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of March, 2014.

Notary Public
My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this
19th day of March, 2014.

Notary Public
My Commission Expires: 9-19-16

KATHY HAND
STATE OF

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 6200, Page 819, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, Page 775, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to the Metropolitan Government for Sewer and Water Services, of record in Book 8541, Page 173, and Book 8541, Page 177, Register's Office for Davidson County, Tennessee.

5. Easements retained in Metro Ordinance No. 097-776, Metropolitan County Court Clerk's Office.

6. Matters shown on the ALTA/ACSM Land Title Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated March 12, 2014, Job No. 14036 MHC.