ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Marc Realty, LLC c/o SilverPointe Properties 7105 Crossroads Blvd., S-102 Brentwood, TN 37027	Map 104-09-0 Parcel 172.00	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings, LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20140027470 DEEDWARR
Recvd: 04/22/14 15:56 4 pgs
Fees:23.00 Taxes:7400.00
20140422-0033888

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WHITLAND COURT, LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **MARC REALTY, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 3810 Whitland Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this 21 day of April, 2014.

Notary Public
My Commission Expires: 11-3-2015

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

7/3392969.2

the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 21 day of April, 2014.

GRANTOR:

WHITLAND COURT, LLC

By: Charles Treadway
Its: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Theresa Hostetler a Notary Public in and for the State and County aforesaid, personally appeared Charles Treadway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Whitland Court, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Representative.

WITNESS my hand and seal at office in Davidson County, Tennessee, this the 21 day of April, 2014.

Notary Public

My Commission Expires:

THERESA HOSTETLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

Exhibit A
Property

Land in Davidson County, Tennessee, being the westerly 90 fee of Lot No. 13 of Block "D" on the Plan of Whitland Realty Company's Subdivision, of record in Book 332, Page 141 at the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 90 feet on the northerly side of Bowling Avenue, now called Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Whitland Court, LLC, by Special Warranty Deed from Joseph R. Peterson, trustee of the Janice Peterson Ernst Trust; Janice Peterson Ernst, trustee of the Joseph R. Peterson Trust; and Janice Peterson Ernst and Joseph R. Peterson, co-trustees of the Carolyn Lois Carlson Trust, of record as Instrument Number 20080104-0001299, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Ad valorem property taxes for the year 2014, a lien, not yet due and payable, and subsequent years.

2. Matters as shown on Plan of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.

3. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances..

4. The rights of tenants under written leases and any parties claiming by, through or under them.

5. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.