This instrument was prepared by:
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Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/29/14 07:30 5 pgs
Fees:28.00 Taxes:4625.00
20140429-0035678

# GENERAL WARRANTY DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| SSI Wilson Pike, LLC<br>c/o SSI Management, LLC<br>5111 Maryland Way, Suite 201<br>Brentwood, Tennessee 37027<br>Attn: Brad McNutt | [Same] | 026-146.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EVEAN VENTURES, LLC, a Tennessee limited liability company ("Grantor"), does hereby transfer and convey unto SSI WILSON PIKE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee, and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is improved property commonly known as 740 Conference Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, subject to the matters set forth on Exhibit B hereto;

AND Grantor does further covenant and bind itself, its heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page has intentionally been left blank.]

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed as of this 28th day of April, 2014.

**GRANTOR:**

EVEAN VENTURES, LLC, a Tennessee limited liability company

By: _____
Name: Kristina Darwin
Its: member

STATE OF TENNESSEE )
) SS:
COUNTY OF Sumner )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristina Darwin, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the member of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Signature

Trudy Milliken
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 9/2/2014

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**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater for this transfer is $1,250,000.00

_____
Affiant

Subscribed and sworn to before me this the 28th day of April, 2014.

_____
Notary Public

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 6/20/17

**EXHIBIT A**

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF RESUBDIVISION OF LOT NO. 1, NORTHCHASE AT RIVERGATE, SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED IS THE PROPERTY CONVEYED TO THE CITY OF GOODLETTSVILLE, TENNESSEE AS RECORDED IN INSTRUMENT NO. 20010705-0072003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THE SLOPE EASEMENT OF RECORD IN BOOK 8045, PAGE 798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EVEAN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM KRISTINA D. DARWIN OF RECORD IN INSTRUMENT NO. 20040217-0017890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

## EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 7900, page 68, Register's Office for Davidson County, Tennessee.

3. Easement for Slope of record in Book 8045, page 798, Register's Office for Davidson County, Tennessee.

4. Easements as contained in Warranty Deed of record in Instrument No. 20010705-0072003, Register's Office for Davidson County, Tennessee.

5. Declaration of Easements, Restrictive Covenants, and Owner's Association of record in Book 7278, page 672, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

