BILL GARRETT, Davidson County
Trans:T20140029440 DEEDWARR
Recvd: 04/30/14 11:49 4 pgs
Fees:23.00 Taxes:6428.75
20140430-0036249

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

Box #14
25867-6

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Estimated Profit Properties, LLC Attention: Robert F. Stevens 5901 Crossings Boulevard Antioch, Tennessee 37013	New Owner	Map 174-00-0 Parcel 199-00

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, **B & B ENTERPRISES USA, 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 **ESTIMATED PROFIT PROPERTIES, 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. 3 on the Plan of Revision One, Lot No. 3, The Crossings at Hickory Hollow, as shown on plat of record in Instrument No. 20010508-0047097, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a tract of land in the southeast portion of Nashville, Davidson County, Tennessee, being bounded on the South by the northern right-of-way of Crossings Boulevard (100' right-of-way), on the West by the right-of-way of Old Franklin Road (100' right-of-way), on the North by Feintool Tennessee, Inc., of record in Book 11067, Page 44, Register's Office for Davidson County, Tennessee, and on the East by lands of Arcus Data Security, of record in Instrument No. 20000615-59922, Register's Office for Davidson County, Tennessee, which property is more accurately described as follows:

POINT OF BEGINNING, being a found iron rod at the intersection of said eastern right-of-way of Old Franklin Road and the northern right-of-way of said Crossings Boulevard at the radius return;

Thence, with a curve to the right having a radius of 1041.02 feet, an arc length of 659.86 feet, a delta angle of 36° 19' 02" and a chord bearing and distance of North 24° 38' 38" East 648.86 feet to a found iron rod at the northwest corner;

Thence, South 50° 14' 44" East 343.93 feet to a set point at the northeast corner;

Thence, South 39° 45' 16" West 321.34 feet to a found iron rod;

Thence, South 10° 52' 49" West 211.19 feet to a found iron rod at the southeast corner, being on said northern right-of-way of Crossings Boulevard;

Thence, along said right-of-way of Crossings Boulevard with a curve to the left having a radius of 1619.19 feet, an arc length of 109.82 feet, a delta angle of 3° 53' 09", and a chord bearing and distance of North 81° 03' 48" West 109.80 feet to a found iron rod;

Thence, continuing along said right-of-way of Crossings Boulevard North 83° 00' 20" West 143.02 feet to a found iron rod;

Thence, along said right-of-way of Crossings Boulevard with a curve to the right having a radius of 45.00 feet, an arc length of 70.69 feet, a delta angle of 90° 00' 00" and a chord bearing and distance of North 38° 00' 21" West 63.64 feet to the Point of Beginning.

Said property contains 195,914 square feet or 4.50 acres, more or less.

BEING all of the same property conveyed to B&B Enterprises, a Tennessee general partnership, comprised of James H. Baker and Charles Brownlee, by Special Warranty Deed dated October 25, 2000, from TSC Realty Capital, L.P., a Tennessee limited partnership, of record in Instrument No. 20001026-0106353, Register's Office of Davidson County, Tennessee. The said B&B Enterprises, a Tennessee general partnership, merged with and into B&B Enterprises USA, LLC, a Tennessee limited liability company, by Certificate of Merger, of record in Instrument No. 20090430-0039350, 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 Grantors have executed this instrument this 29th day of April, 2014.

B & B ENTERPRISES USA, LLC, a Tennessee limited liability company

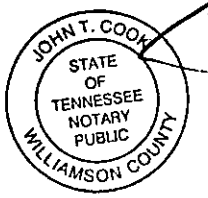
By: _____
Name: James H. Baker
Its: Member

By: _____
Name: Charles E. Brownlee
Its: Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAMES H. BAKER**, and **CHARLES E. BROWNLEE**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **B & B ENTERPRISES USA, 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 29th day of April, 2014.



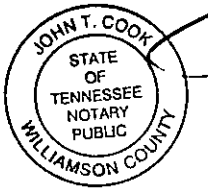
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,737,500.00.

Affiant

Subscribed and sworn to before me this
29th day of April, 2014.



Notary Public
My Commission Expires: 2/13/17

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 Old Franklin Road Right-of-Way Dedication, The Crossings at Hickory Hollow, of record in Plat Book 7900, Page 69, Register's Office for Davidson County, Tennessee.

3. Right-of-Way Deeds to the State of Tennessee, of record in Book 10697, Page 825, and Book 10697, Page 827, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Drainage Easement, of record in Instrument No. 20000615-0059919, Register's Office for Davidson County, Tennessee.

5. Slope Easement, of record In Instrument No. 20000615-0059920, Register's Office for Davidson County, Tennessee.

6. Stormwater Quality Agreement, of record in Instrument No. 20010213-0013766, Register's Office for Davidson County, Tennessee.

7. Undergrown Utilities as stated in the Deed, of record in Instrument No. 20001026-0106353, Register's Office for Davidson County, Tennessee.

8. Declaration of Protective Covenants, and Owner's Association of Hickory Downs, n/k/a The Crossings at Hickory Hollow, of record in Book 7963, Page 145, and re-recorded in Book 7966, Page 60, as amended in Book 8085, Page 402, Book 9730, Page 957, and Instrument No. 20091020-0096901, Register's Office for Davidson County, Tennessee.

9. Charter of Hickory Downs n/k/a The Crossings at Hickory Hollow Association, Inc., of record in Book 8001, Page 330, and as amended in Book 8085, 698, Register's Office for Davidson County, Tennessee.

10. Matters shown on the Plan of Revision One, Lot No. 3, The Crossings at Hickory Hollow, of record in Instrument No. 20010508-0047097, Register's Office for Davidson County, Tennessee