BILL GARRETT, Davidson County
Trans:T20140031219 DEEDWARR
Recvd: 05/06/14 13:45 3 pgs
Fees:18.00 Taxes:1998.00
20140506-0038586

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

Box #14
25795-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Goddard Hancock, LLC 9695 Lebanon Road Suite 400 Mt. Juliet, Tennessee 37122	New Owner	093-02-3/048-00

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, **ROBERT LAGRONE** and wife, **MARY C. LAGRONE** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **GODDARD HANCOCK, 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:

PROPERTY located in the 6th Councilmanic District of Davidson County, Tennessee, being Parcel No. 48 as shown on Davidson County Property Map (93-23), and more particularly described according to a boundary survey performed by Wamble & Associates, P.L.L.C. on April 28, 2005 as follows:

BEGINNING at a point on the South margin of Union Street (55' R.O.W.), said point being North 62° 21' 00" East, 84 feet from the northeast corner of the intersection of said Union Street and 5th Avenue North (64' R.O.W.), said point also being the northeast corner of an unnamed alley (8' +/-) and the northwest corner of the herein-described property;

Thence, following said South margin of Union Street North 62° 21' 00" East, 20.98 feet to a point;

Thence, leaving said South margin and following a party wall South 27° 16' 56" East, 100.00 feet to a point on the North margin of an unnamed alley (6' +/-);

Thence, leaving said party and following said North margin South 62° 21' 00" West, 20.98 feet to a point on the East margin of the aforementioned unnamed alley (8' +/-);

Thence, following said East margin North 27° 16' 56" West, 100.00 feet to the Point of Beginning, containing 2,098 square feet or 0.05 acres.

BEING the same property conveyed to Robert Lagrone and wife, Mary C. Lagrone, by Warranty Deed from Walter H. Ritter and wife, Helma C. Ritter dated May 5, 2005, recorded May 10, 2005, of record in Instrument No. 20050510-0052850, 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 5th day of May, 2014.

Robert LaGrone

Mary C. LaGrone

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ROBERT LAGRONE**, and **MARY C. LAGRONE**, 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 5th day of May, 2014.

DANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 2-7-17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me this
5th day of May, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Record, of record in Minute Book K, Page 250, County Court of Davidson County, Tennessee.

3. Restrictive Covenants for the Capitol Mall Redevelopment Project, of record Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument Nos. 20020626-0076795, 20050124-0008719, 20130903-0092714 and 20130903-0092714, Register's Office for Davidson County, Tennessee.