THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040707**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140037205 DEEDWARR
Recvd: 05/28/14 15:20 2 pgs
Fees:13.00 Taxes:3200.50
20140528-0045886

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Headquarter Properties, LLC 1920 Adelicia St. #300 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-08-309.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Powell Properties, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Headquarter Properties, LLC, a Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being a part of Lot No. 59 on the Plan of D. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of 17th Avenue South, formerly Addison Street, at a point 120 feet Southerly from the Northerly line of said Lot No. 59; thence with the Easterly margin of said Avenue Southerly 50 feet; thence at right angles Easterly 152 1/2 feet, more or less, to the Westerly margin of an alley; thence with the Westerly margin of said alley Northerly 50 feet; thence Westerly 152 1/2 feet, more or less to the beginning.

Being the same property conveyed by Quitclaim Deed from Powell Properties, LLC, a Tennessee limited liability company to Powell Properties, a Tennessee general partnership as recorded on the 7th day of September, 2010 in Instrument No. 20100907-0070816 and Warranty Deed from Healy Holdings, LLC, a Tennessee limited liability company to Powell Properties, LLC, a Tennessee limited liability company as recorded on the 13th day of July, 2005 in Instrument No. 20050713-0081142, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 87.

This is improved property located at 1616 17th Avenue South Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2014.

Powell Properties, a Tennessee general partnership

BY: _____
Wayne Powell, partner

BY: _____
Karen Keenan Powell, partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne Powell and Karen Keenan Powell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are partners in Powell Properties, a Tennessee General Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of May, 2014.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
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MY COMMISSION EXPIRES SEPTEMBER 9, 2014