BILL GARRETT, Davidson County
Trans:T20140037965 DEEDWARR
Recvd: 05/30/14 15:41 3 pgs
Fees:18.00 Taxes:2127.50
20140530-0046804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 575,000.00.

Affiant

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

Notary Public

My commission expires:

JOE VAULX CROCKETT, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 2, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
5202 Centennial, LLC 808 Broadway, Second Floor Nashville, Tennessee 37203-3805	Same	Map 91-0 Parcel 37 (Portion)

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRUCEWOOD PARTNERS, a Tennessee general partnership ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto 5202 CENTENNIAL, LLC, a Tennessee limited liability company ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly hereinafter, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property"). The land is described as follows:

A parcel of land in Davidson County, Tennessee, being shown as Lot 2 on the Plan of Subdivision of 5400 Centennial in Plat of record as Instrument No. 20140528-0045931, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Brucewood Partners, a Tennessee general partnership by deed of record as Instrument No. 20130204-0011239, said Register's Office. The subject Property is a portion of "Tract D" as so enumerated in said prior deed.

Property address: 5202 Centennial Boulevard, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are

made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no representation or warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. 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, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

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

WITNESS its hand this 29th day of May, 2014.

BRUCEWOOD PARTNERS

Kent C. Taylor, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared Kent C. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Brucewood Partners, the within-named bargainor, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 29th day of May, 2014.

Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

EXCEPTIONS TO TITLE

5202 Centennial Boulevard
Nashville, Tennessee

The Property is conveyed subject to the following matters:

1. Real property taxes for the current year.

2. All matters shown on Plat of record as Instrument No. 20140528-0045931, Register's Office for Davidson County, Tennessee.

3. Declaration of Easements, Covenants and Restrictions of record as Instrument No. 20140530-0046802, Register's Office for Davidson County, Tennessee.

EXHIBIT A