THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***690,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140038429 DEEDWARR
Recvd: 06/02/14 14:59 2 pgs
Fees:13.00 Taxes:2553.00
20140602-0047427

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Gary Belz Family Limited Partnership 437 E. Iris Drive Nashville, Tennessee 37204	Gary Belz Family Limited Partnership 518 E. Iris Drive Nashville, Tennessee 37204	MAP 118-11-0 PARCEL 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Ninety Thousand and 00/100 Dollars ($***690,000.00) cash in hand paid, the receipt of which is hereby acknowledged, East Iris, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Gary Belz Family Limited Partnership, a Tennessee limited partnership, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Plan of Resubdivision of Lots 11, 12 & 13 Berry Hill Gardens of record as Instrument No. 20041210-0147345 in the Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Caldwell Engineering and Surveying as follows:

BEGINNING at an iron pin in southerly right-of-way of East Iris Drive, being the northwest corner of the herein described tract and the northeast corner of Hurt as of record in Book 6027, Page 936, Register's Office for Davidson County, Tennessee; thence East Iris Drive S 71° 07' 59" E 27.22 feet to an iron pin being the point of a curve, having a radius of 383.27 feet, a central angle of 6° 10' 43", and a chord of 41.31 feet bearing S 67° 55' 04" E; thence along said curve 41.33 feet to an iron pin, being the northwest corner of Lot # 12;thence with Lot # 12 S 19° 26' 44" W 19.75 feet to an iron pin; thence S 33° 33' 07" W 36.71 feet to an iron pin; thence S 37° 21' 57" W 73.11feet to an iron pin; thence S 36° 02' 30" W 85.77 feet to an iron pin in the boundary of Hudson as of record in Book 7611, Page 270, Register's Office for Davidson County, Tennessee; thence with Hudson N 60° 54' 23" W 40.00 feet to an iron pin in the boundary of Carmack, as of record in Instrument No. 20040428-0048116, Register's Office for Davidson County, Tennessee; thence with Carmack N 24° 46' 05" E 60.16 feet to an iron pin in the boundary of Montgomery- (Living Trust) as of record in Book 10484, Page 75, Register's Office for Davidson County, Tennessee, and with Hurt; thence with Hurt S 83° 37' 17" F 8.39 feet to an iron pin; thence N 24° 47' 50" E 140.85 feet to the point of beginning and containing 0.27 acres, more or less.

BEING the same property conveyed to East Iris, LLC, a Tennessee limited liability company, by Warranty Deed dated September 25, 2008, from Dianna L. Maher, an unmarried woman, of record as Instrument No. 20080926-0098093 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 437 E. Iris Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, it successors and assigns, in fee simple, 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, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Resubdivision of Lots 11, 12 & 13 Berry Hill Gardens of record as Instrument No. 20041210-0147345 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR, by its duly authorized representative, has executed this instrument on this the 28th day of May, 2014.

East Iris, LLC

By: Bigger Picture, Group, LLC

By: _____
David Robkin

Its: CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David Robkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CEO of Bigger Picture Group, LLC, the within named bargainor, a limited liability company, and that he as such CEO, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the sole member of East Iris, LLC.

WITNESS my hand and official seal this 28th day of May, 2014.

_____
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY