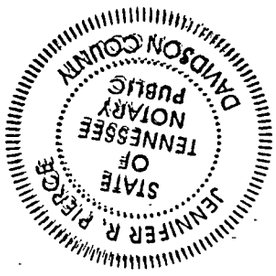
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Neyland Properties, LLC | NEW OWNER | Parcel ID: |
| 7125 Bakers Bridge Road | | SEE EXH. A |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Owen L. Rogers and wife, Joyce B. Rogers**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Neyland Properties, LLC**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached Exhibit "A" for complete legal description

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 18 Properties - See List, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of May, 2014.

Owen L. Rogers

Joyce B. Rogers

Davidson County DEEDWARR
Recvd: 06/02/14 15:20 6 pgs
Fees:33.00 Taxes:5550.00
**20140602-0047454**

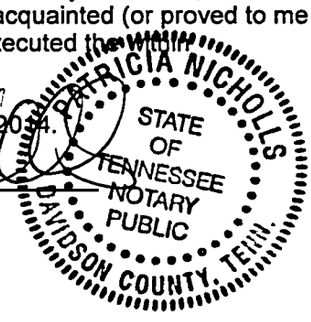
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Owen L. Rogers and Joyce B. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2014.

My Commission Expires: 8/23/16

Notary Public



## EXHIBIT A – LEGAL DESCRIPTION

3209 COLBY DRIVE - #13303007800
Being Lot No. 10, on the Plan of Glencoe Acres, Section 3, of record in Plat Book 2330, page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Glenrose, LLC of record in Instrument Number 20090217-0013069, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 28, said Register's Office.

305 FLORA MAXWELL ROAD - #14708018400
Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County. Said Lot No. 9 fronts 73.05 feet on the northerly margin of Flora Maxwell Road and extends back 99.19 feet on the easterly line and 99.50 feet on the westerly line to a dead line in the rear, measuring 75.56 feet thereon.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Trustee's Quitclaim Deed dated 12/31/08 from Richard A. Northcutt, Trustee of record in Instrument Number 20090217-0013145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 5626, Page 220, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book , Page , said Register's Office.

3132 GLENCLIFF ROAD - #11916000300
Land in Davidson County, Tennessee, being part of Lot No. 4, on the plan of J. P. Ellis-Glencliff Subdivision, Section A, of record in Plat Book 1130, page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen Rogers and Joyce Rogers by Cash Deed dated 6/20/97 from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 10509, page 981, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 23, said Register's Office.

2534 GLENROSE AVENUE - #11907005100
Land in Davidson County, Tennessee, being Lot No. 2-B on the plan of Glenrose Acres, Resubdivision of Lots 2 & 4, of record in Book 3842, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 2-B fronts 75.0 feet on the northeasterly margin of Glenrose Avenue and extends back 151.68 feet on the northwesterly line and 166.26 feet on the southeasterly line to a dead line in the rear, measuring 76.35 feet thereon.

Being the same property conveyed to Owen Rogers and Joyce B. Rogers, husband and wife, by Warranty Deed dated 6/17/94 from Estate of Warren H. Parigin of record in Book 9382, page 373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 3314, Page 404, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 94, said Register's Office; (3) Sewer Easement in Book 5151, Page 245, said Register's Office; (4) Easement to Qwest Communications of record in Instrument 20120228-0017172, said Register's Office.

2536 GLENROSE AVENUE - #11907012800

Being Lot No. 9 on the Plan of Glenrose Acres, as of record in Book 3842, page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Owen Rogers and Joyce Rogers, Trustees, by Declaration of Trust Dated November 8, 1985, of record in Instrument Number 20090217-0013078, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 149, said Register's Office; (3) Easement to Qwest Communications of record in Instrument 20120228-0017172, said Register's Office.

2540 GLENROSE AVE - #11907012900

Being Lot No. 10, on the Plan of Glenrose Acres, (erroneously shown as Avenue on prior deed) as of record in Book 3842, page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Owen Rogers and Joyce Rogers, Trustees, by Declaration of Trust Dated November 8, 1985, of record in Instrument Number 20090217-0013077, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 149, said Register's Office; (3) Easement to Qwest Communications of record in Instrument 20120228-0017172, said Register's Office.

2548 GLENROSE AVE - #11907011900

Being Lot No. 4-B, on the Plan of Glenrose Acres Resubdivision of Lots 2 and 4, as of record in Plat Book 3842, page 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Owen Rogers and Joyce Rogers, Trustee's, by Declaration of Trust Dated November 8, 1985, of record in Instrument Number 20090217-0013076, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 94, said Register's Office.

252 HAYWOOD LANE - #14809014700

A tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Beginning with the intersection of the northern right of way margin of Haywood Lane and the eastern right of way margin of Haywood Court; thence along the right of way margin of Haywood Court N. 15° 24' 12" E. 217.23 feet to a concrete monument; thence S. 88° 49' 08" E. 90.0 feet to an iron pin; thence S. 14° 50' 52" W. 225.15 feet to an iron pin in the northern right of way of Haywood Lane; thence along the right of way of Haywood Lane N. 83° 39' 51" W. 90.00 feet to the point of beginning.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Glenrose, LLC, of record in Instrument Number 20090217-0013070, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees.

304 HOOPER COURT - #14815025200

Land in Davidson County, Being Lot No. 58 on the Plan of Section 6, Apache Hills of record in Book 5200, page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce Rogers by Warranty Deed dated 6/27/96 from Gregory S. Greene and wife, Linda B. Greene of record in Book 10105, page 43, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 5449, Page 535, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 173, said Register's Office.

308 HOOPER COURT - #14815025300

Being Lot No. 59 on the Plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Glenrose, LLC, of record in Instrument Number 20090217-0013071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 5449, Page 535, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 173, said Register's Office.

43 JAY STREET - #11906022600

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen Rogers and wife, Joyce Rogers by Warranty Deed dated 6/10/96 from the Estate of Mary C. Wills of record in Book 10082, page 937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 113, said Register's Office.

100 KAREN RAY COURT - #16203019700

Being Lot No. 28 on the Plan of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Glenrose, LLC, of record in Instrument Number 20090217-0013072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4564, Page 724, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 60, said Register's Office.

129 KAREN RAY COURT - #16203020800
Being Lot No. 39 on the Plan of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Glenrose, LLC, of record in Instrument Number 20090217-0013073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4564, Page 724, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 60, said Register's Office.

2222 KLINE AVENUE - #11804018500
Land in Davidson County, Tennessee, being the westerly 150 feet of Lot No. 24 on the Plan of Rosedale Subdivision, of record in Book 547, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen Rogers and wife, Joyce B. Rogers by Special Warranty Deed dated 7/2/98 from Bankers Trust Company of California, NA as Trustee for Vendee Mortgage Trust dated 1996-1, of record in Book 11020, page 110, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 45, said Register's Office.

261 PARAGON MILLS ROAD - #13413010300
Being Lot No. 189 on the Plan of Kenilworth Estates, Section 4, of record in Plat Book 3300, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and Joyce B. Rogers, husband and wife, by Warranty Deed dated 6/28/96 from Evelyn Chasteen, single, of record in Book 10135, page 990, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 3316, Page 339; Book 3103, Page 45; Book 3343, Page 293; Book 3346, Page 428, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 34, said Register's Office.

338 PEACHTREE STREET - #11901043800
Land in Davidson County, Tennessee, being Lot No. 10 on the Map of W. G. Thuss's Addition, Nolensville Pike, as of record in Book 332, page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Trustee's Quitclaim Deed dated 12/31/08 from Richard A. Northcutt, Trustee of record in Instrument Number 20090217-0013143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 67, said Register's Office.

217 ROSE STREET - #11901031900
Land in Davidson County, Tennessee, Being Lot No. 127 on the Plan of Subdivision of Overhill City Land Company and W. H. Fox , as of record in Book 332, page 21, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Trustee's Quitclaim Deed dated 12/31/08 from Richard A. Northcutt, Trustee, of record in Instrument Number 20090217-0013144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 21, said Register's Office.

201 SPARTAN DRIVE - #13413005300
Being Lot No. 142 on the Plan of Kenilworth Estates, Section 3, of record in Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Owen L. Rogers and wife, Joyce B. Rogers by Quitclaim Deed dated 12/31/08 from Glenrose, LLC, of record in Instrument Number 20090217-0013075, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Pages 149 and 150, said Register's Office.

Owen L. Rogers and Owen Rogers being one and the same person.
Joyce B. Rogers and Joyce Rogers being one and the same person.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE