Address New Owner:	Send Tax Bills to:	Map-Parcel Number
LaGasse Properties, LLC 160 Athens Way Nashville, TN 37228	LaGasse Properties, LLC 160 Athens Way Nashville, TN 37228	104 02 0 394.00
Return to and prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **R. DOUGLAS COLTON, AND WIFE, AMY COLTON** ("Grantors"), have bargained and sold, and hereby transfer and convey to **LAGASSE PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2014 and subsequent years.

2. Easements, restrictions, reservations and other agreements and matters of record, if any, including the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20040414-0041957, Davidson County Register's Office, and any visible easements, roadways, alleys or utility lines over or across the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $805,000.00.

Affiant

Subscribed and sworn to before me this 25 day of June, 2014.

Notary Public
My Commission Expires: My Commission Expires AUG. 17, 2015

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140045600 DEEDWARR
Recvd: 06/26/14 14:31 4 pgs
Fees:23.00 Taxes:2978.50
20140626-0056144

Grantors covenant with Grantee that the Property is free from all encumbrances made by Grantors, except as may be set forth herein.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

This is improved property known as 111 29th Avenue South, Nashville, Davidson County, Tennessee, 37212.

[Signatures on following page]

Executed this 25TH day of June, 2014.

By: _____
R. DOUGLAS COLTON

By: _____
AMY COLTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, the undersigned, a Notary Public in and for said County and State, the within named R. Douglas Colton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 25TH day of June, 2014.

_____
NOTARY PUBLIC
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, the undersigned, a Notary Public in and for said County and State, the within named Amy Colton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this the 25TH day of June, 2014.

_____
NOTARY PUBLIC
My Commission Expires: _____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

7/3434130.2
109869-301002

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of John H. Williams, Jr., Subdivision of Lot No. 55, Boyde Cockrill Spring Tract as shown on plat of record in Plat Book 161, page 77, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 26 fronts 50 feet on the north side of 29th Avenue South, formerly 30th Avenue South or William Avenue, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to R. Douglas Colton and wife, Amy Colton by quitclaim deed of record as Instrument No 20140626-0050143, Register's Office for Davidson County, Tennessee.