Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bulldog Holdings, LLC 1005 Danestone Court Nashville, Tennessee 37220	11905010400	Bulldog Holdings, LLC 1005 Danestone Court Nashville, Tennessee 37220
This instrument prepared by: Bradley Arant Boult Cummings PLC (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, GRANDVIEW PROPERTY, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to BULLDOG HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances"):

This is improved property commonly known as 2506 Grandview Avenue, Nashville, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's and assigns against the lawful claims of all persons whomsoever, except claims arising under or by virtue of the Permitted Encumbrances.

BILL GARRETT, Davidson County
Trans:T20140045812 DEEDWARR
Recvd: 06/27/14 10:22 4 pgs
Fees:23.00 Taxes:1609.50
20140627-0056406

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Lori Richardson
Affiant

Subscribed and sworn to before me this 26th day of June, 2014.

Notary Public
My Commission Expires: 7/6/2016

W. GRADY MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
COMMISSION EXPIRES JULY 6, 2016

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 20th day of June, 2014.

GRANTOR:

GRANDVIEW PROPERTY, LLC,
a Tennessee limited liability company

By: Dan L. Carter
Dan L. Carter, Chief Manager

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Dan L. Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of GRANDVIEW PROPERTY, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand seal at office this 20th day of June, 2014.

Notary Public

My Commission Expires: 7/6/2016



SCHEDULE 1

DESCRIPTION OF PROPERTY

Lot Nos. 482 and 483 of the Grandview Heights Subdivision, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Grandview Property, LLC, a Tennessee limited liability company, by Special Warranty Deed, of record, dated May 7, 2009 at Instrument No. 20090507-0042348 in the Register of Deeds for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Davidson County real estate taxes for the year 2014 and subsequent years, a lien, but not yet due and payable.

2. Zoning an subdivision regulations and in effect for Davidson County, Tennessee.

3. Matters shown on the plat of record in Plat Book 161, pages 14 and 15 in the Register's of Deeds for Davidson County, Tennessee, if any.