ADDRESS NEW OWNER:
Exit Properties General Partnership
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20140045926 DEEDWARR
Recvd: 06/27/14 12:47 4 pgs
Fees:23.00 Taxes:1295.00
20140627-0056529

MAP & PARCEL NOS.:
Tract 1 and 2: 08116057300; Tract 3: 08116057200

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **M P DEVELOPMENT, LLC, a Tennessee limited liability** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Exit Properties General Partnership, a Tennessee general partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract 1: (1033 Jefferson Street, Nashville, TN 37208)

Land in Davidson County, Tennessee, being part of Lot No. 4 in B.W. Hall's addition to Nashville of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 45.5 feet on the southerly side of Jefferson Street and extends back between parallel lines with the westerly line of Lot No. 5, 150 feet, more or less, to an alley.

Being the same property conveyed to M P Development, LLC, from David A. Pratt, by Quitclaim Deed recorded on December 20, 2004, in Instrument No. 20041220-0151038, Register's Office for Davidson County, Tennessee.

Tract 2: (1033 Jefferson Street, Nashville, TN 37208) (Formerly known as 1031 Jefferson Street, Nashville, TN 37208.)

Land in Davidson County, Tennessee, being the west one-half of Lot No. 5 of the B.W. Hall Plan, of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 25 feet on the southerly side of Jefferson Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to M P Development, LLC, from David A. Pratt, by Quitclaim Deed recorded on December 20, 2004, in Instrument No. 20041220-0151039, Register's Office for Davidson County, Tennessee.

Tract 1: (1037 Jefferson Street, Nashville, TN 37208)

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 4 1/2 feet of Lot No. 4 on the Plan of B.W. Halls' Addition to Nashville of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee.

Said Tract, Lot 3 and the Westerly 4 1/2 feet of Lot 4 front together 54 1/2 feet on the Southerly side of Jefferson Street and run back between parallel lines 150 feet more or less to an alley in the rear.

Being the same property conveyed to M.P. Development, Inc., from Church of God Sanctified, Inc., by Special Warranty Deed recorded on August 21, 2001, in Instrument No. 20010821-0090290, said Register's Office. See Special Warranty Deed of Correction recorded in Instrument No. 20140627-0056528, said Register's Office.

See Resolution attached hereto and made a part hereof.

This is property with a common address of **1033 and 1037 Jefferson Street, Nashville, TN 37208.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years; (2) All matters appearing on the Plan of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Glendora Y. Bright and Charles A. Bright, Sr., as the only members of M.P. Development, LLC, and M P Development, LLC, join in this conveyance to convey any and all rights they have in the herein described properties.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of June, 2014.

M P DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____ Member
Glendora Y. Bright, Member

By: _____ Sr., Member
Charles A. Bright, Sr., Member

_____
Glendora Y. Bright, individually

_____
Charles A. Bright, Sr., individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Glendora Y. Bright and Charles A. Bright, Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Members of M P DEVELOPMENT, LLC, a Tennessee limited liability company,** and that they as such Members executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members.

WITNESS my hand and official seal at office this 20th day of June 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named Glendora Y. Bright and Charles A. Bright, Sr., with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and whom acknowledged that they executed the within instrument for the purposes set forth therein as her/his free act.

Witness my hand and official seal at office this the 20th day of June 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1406-108

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn before me this 20th day of June, 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Carl GB

RESOLUTION OF MEMBERS
OF
M P DEVELOPMENT, LLC

WHEREAS, the Members of M P DEVELOPMENT, LLC, met on December 27, 2013, and approved the following actions herein described;

WHEREAS, it is the desire of M P DEVELOPMENT, LLC, a Tennessee limited liability company, (herein "Limited Liability Company") to sell certain properties commonly known as 1033 and 1037 Jefferson Street, Nashville, TN 37208 (herein "Property"); and

WHEREAS, it is necessary that M P DEVELOPMENT, LLC, authorize the execution and delivery of all documents necessary to accomplish and facilitate same;

NOW, THEREFORE,

BE IT RESOLVED BY THE MEMBERS OF M P DEVELOPMENT, LLC, that Glendora Y. Bright, as Member, and Charles A. Bright, Sr., as Member, of M P DEVELOPMENT, LLC, as necessary and required, are hereby authorized and empowered to execute in their respective capacities as Members, to wit: Members of this Limited Liability Company, and on behalf of the Limited Liability Company, any and all documents necessary in order to consummate the sale of Property for or on behalf of M P DEVELOPMENT, LLC.

Glendora Y. Bright, as Member, and Charles A. Bright, Sr., are hereby authorized to bind for and sign on behalf of said Limited Liability Company by executing all documents necessary to sell Property for or on behalf of M P DEVELOPMENT, LLC, including but not limited to settlement statements, title affidavits, warranty deed or other deeds of conveyance, and any and all other documents as required in order to sell Property for or on behalf of M P DEVELOPMENT, LLC.

We, the undersigned Members of M P DEVELOPMENT, LLC, do by signing below affirm that we are the only Members of said Limited Liability Company M P DEVELOPMENT, LLC, and that we are authorized as such Members to make this resolution herein. We further agree by signing below that the facsimile of our signatures affixed hereto shall serve the same as original signatures thereof and that this Resolution may be executed in parts, which when the parts are combined shall comprise one document.

DATED this the 27th day of December 2013.

ATTEST:

M P DEVELOPMENT, LLC

BY: _____ Member
Glendora Y. Bright, Member

BY: _____ Member
Charles A. Bright, Sr., Member