This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20140055152 DEEDWARR
Recvd: 07/30/14 10:27 3 pgs
Fees:18.00 Taxes:1757.50

20140730-0067807

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William Conoly Brown,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Stafford Partners No. 1, L.P., a Tennessee limited partnership, a 50 percent undivided interest and to C. Wendell Waller, Jr., Trustee of the Waller Irrevocable Trust, a 50 percent undivided interest** ("Grantees"), the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the plan of Northgate Business Park, as shown on plat of record in Plan Book 6900, Page 889, said Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William Conoly Brown, married by Warranty Deed dated 10/14/2011 from William Brannon Robinson and wife, Kristi Robinson of record in Instrument 201110180080824, Register's Office for Davidson County, Tennessee.

Map & Parcel: 03415004900

This property is known as: **1208 Northgate Business Parkway, Madison, TN 37115-2474**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 25th day of July, 2014.

William Conoly Brown -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Conoly Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of July, 2014.

NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:
12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
Stafford Properties No. 1 L.P., a Tennessee general partnership and Waller Irrevocable Trust	New Owner
P.O. Box 1625	
Brentwood, TN 37024-1625	

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$475,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

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

Affiant

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires:
12/27/16