THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055906 DEEDWARR
Recvd: 08/01/14 09:14 7 pgs
Fees:38.00 Taxes:1572.50
20140801-0068741

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Sworn to and subscribed before me this 30 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 2/19/16

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
SOI 900 Block Dickerson, LLC	Same	See Below.
2917 West End Ave		
Nashville TN 37203		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon W. Maddux**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **SOI 900 Block Dickerson, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

This is property known as 906, 908, 914, 926, 928 Dickerson Pike, Nashville, TN 37206.

Map/Parcel Numbers: 08202005000, 08202004900, 08202004400, 08202004700, and 08202004600.

The above-described property is not the place of usual residence of Grantor, herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 30 day of July, 2014.

Sharon Maddux

SHARON W. MADDUX
By Robert F. Spann, Attorney-in-Fact
Robert F Spann AIF

Robert F. Spann executes this instrument on behalf of Sharon W. Maddux pursuant to a Limited Power of Attorney dated June 17, 2014, and of record in Instrument 20140801006874O, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of July, 2014, before me personally appeared Robert F. Spann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharon W. Maddux, and acknowledged that such person executed the same as the free act and deed of Sharon W. Maddux.

Witness my hand and official seal this 30 day of July, 2014.

NOTARY PUBLIC

My Commission Expires 2/19/18

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"
Legal Description

PARCEL ONE

Lying and being in Davidson County, Tennessee, being the Westerly part of Lots 14 and 15 on the Plan of J.R. Love and E.A. Hail's Subdivision of part of the Brown Tract, as of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the Westerly margin of North First Street, formerly the Whites Creek Pike, as widened, at the corner of Lots 13 and 14; thence with the Westerly margin of said street, as widened, Northwardly 117 feet to a point 14 feet West of the old line of said Street; thence Westwardly 146 feet to J.R. Stewart's corner; thence Southwardly 117 feet to the Northwest corner of Lot No. 13; thence with the Northerly line of said lot, Eastwardly 145 feet to the beginning.

Being the same property conveyed to M.H. Webb by deed from Ernestine Polk, dated June 1, 1967, and of record in Book 4137, Page 704, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Idanelle Webb, by the Last Will and Testament of M.H. Webb, of record in Will Book 177, Page 206, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Sharon W. Maddux, by the Last Will and Testament of Idanelle M. Webb, filed May 8, 2012 and of record in Docket Number 12P-732, in the Probate Court of Davidson County, Tennessee. Also being the same property conveyed to Robert F. Spann, Trustee and further conveyed to Sharon W. Maddux, by Quitclaim Deed from Sharon W. Maddux, dated August 8, 2012 and of record in Instrument Number 20120823-0076000, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Dickerson Pike formerly known as North First Street.

This property is subject to all matters shown on a Plat Book 421, Page 130, in the Register's Office of Davidson County, Tennessee.

PARCEL TWO

Lying and being in Davidson County, Tennessee, and being Lot No.1 on the re-subdivision of Lot No. 3 of the Mary R. Brown Heirs Land, as of record in Book 6050, Page 274, in the Register's Davidson County, Tennessee, to which reference is hereby made for more particularly description.

Being part of the same property conveyed to M.H. Webb by deed from B.C. Webb, dated January 1, 1968 and of record in Book 4203, Page 116, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Idanelle Webb by the Last Will and Testament of M.H. Webb, of record in Will Book 177, Page 206, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Sharon W. Maddux by the Last Will and Testament of Idanelle M. Webb, filed May 8, 2012, and

of record in Docket Number 12P-732, in the Probate Court of Davidson County, Tennessee. Also being the same property conveyed to Robert F. Spann, Trustee and further conveyed to Sharon W. Maddux, by Quitclaim Deed from Sharon W. Maddux, dated August 8, 2012 and of record in Instrument Number 20120283-0075996, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Dickerson Pike formerly known as North First Street.

This property is subject to all matters shown on a plat of record in Book 6050, Page 274, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, Page 127, in the Register's Office of Davidson County, Tennessee.

PARCEL THREE

Lying and being in Davidson County, Tennessee, being the Northerly 31 feet of the property described as follows:

Land in Davidson County, Tennessee, being part of the North part of Lot No. 17 on the Plan of J.R. Love and E.A. Hail's Subdivision, of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee, described by a survey by Z.J. Wilkinson, Surveyor, dated July 26, 1948, as follows:

BEGINNING at a point in the Westerly margin of North First Street, as widened, 25 feet 6 inches North of the common corner of Lot Nos. 16 and 17; thence North 87 degrees 10 minutes West 151 feet; thence North 02 degrees East 33 feet to the Southwest corner of Lot No. 18; thence along the line between Lot Nos. 18 and 17, Easterly 151 feet to the Westerly margin of North First Street; thence along the margin of said Street, South 02 degrees 30 minutes West 33 feet to the beginning.

Being the same property conveyed to H.C. Webb and M.H. Webb, by deed from B.C. Webb and wife, Ophella Webb, dated September 1, 1958 and of record in Book 3098, Page 503, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to M.H. Webb by Quitclaim Deed from H.C. Webb, dated January 26, 1981, and of record in Book 5707, Page 418, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Idanelle Webb by the Last Will and Testament of M.H. Webb, of record in Will Book 177, Page 206, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Sharon W. Maddux, by the Last Will and Testament of Idanelle M. Webb, filed May 8, 2012, and of record in Docket Number 12P-732, in the Probate Court of Davidson County, Tennessee. Also being the same property conveyed to Robert F. Spann, Trustee and further conveyed to Sharon W. Maddux, by Quitclaim Deed from Sharon W. Maddux, dated August 8, 2012, and of record in Instrument Number 20120823-0075999, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Dickerson Pike formerly known as North First Street.

This property is subject to all matters shown on a plat of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, Page 127, in the Register's Office of Davidson County, Tennessee.

PARCEL FOUR

Lying and being in Davidson County, Tennessee, being Lot No. 18 and the Southerly 11 feet 2 inches of Lot No. 19 on the Plan of J.R. Love and E. A. Hail's Subdivision of a part of the Brown Tract, as of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee, also a small strip in the rear of the above-mentioned property and being a part of large Lot No. 3 on the Map of the Subdivision of the Land of Mary R. Brown's heirs in the old 17th District of said County, as of record in Book 314, Pages 540-541, in the Register's Office of Davidson County, Tennessee, described together as follows:

BEGINNING on the Westerly margin of North First Street, in the Northeast corner of Lot No. 17 on the first above mentioned plan; thence with the North line of said Lot 17, Westwardly 160 feet to the Northwest corner of said Lot 17; thence in a Northerly direction 111 feet, 2 inches to the Southwest corner of the property conveyed to E. B. Davis, et al, by deed from L. L. Freeland, unmarried, of record in Book 541, Page 105, in the Register's Office of Davidson County, Tennessee; thence with the South line Eastwardly 158 feet, more or less, to the Westerly margin of North First Street; thence with the Westerly margin of said Street, Southwardly 111 feet, 2 inches to the beginning.

Being part of the same property conveyed to M.H. Webb, by deed from B.C. Webb, unmarried, dated January 1, 1968, and of record in Book 4203, Page 116, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to M.H. Webb, by deed from the Junior League of Nashville, a corporation, and Dorothy M. Smith Gillespie, unmarried, dated August 31, 1976, and of record in Book 5065, Page 21, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Idanelle Webb, by the Last Will and Testament of M.H. Webb, of record in Will Book 177, Page 206, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Sharon W. Maddux, by the Last Will and Testament of Idanelle M. Webb, filed May 8, 2012, and of record in Docket No. 12P-732, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Robert F. Spann, Trustee and further conveyed to Sharon W. Maddux by Quitclaim Deed from Sharon W. Maddux, dated August 8, 2012, and of record in Instrument Number 20120823-0076001, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Dickerson Pike formerly known as North First Street.

This property is subject to all matters shown on a plat of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee.

PARCEL FIVE

TRACT I: Land in Davidson County, Tennessee, being the Northerly 40 feet of Lot 19 on the Plan of J.R. Love and E.A. Hail's Subdivision of a part of the Brown Tract, which plan is of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee; also a triangular strip to the West or in the rear of said part of Lot 19. Said part of Lot 19 and the strip in the rear hereby conveyed together are described as follows:

BEGINNING in the Westerly margin of First Street or Whites Creek Pike, in the Northeasterly corner of Lot 19; running thence Westerly with the dividing line between said Lot said Lot 19 and Lot 20 of said plan, 150 feet to the Northwesterly corner of said Lot 19; thence in a direct line Southerly 40 feet to a stake about 8 feet Westerly from the Westerly line of Lot 19; thence in a straight line and parallel to the Northerly line of Lot 19 about 158 feet to the Westerly margin of said North First Street or White Creek Pike; thence with the margin of said Street, or Pike, Northerly 40 feet to the place of beginning.

TRACT II: Being Lot 20 in the James R. Love and E.T. Hail's Subdivision of a part of the Mary B. Brown's heir's tract of land in the Twelfth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point 52.2 feet from the North corner of the Freeland Mill Lot; thence 100 feet in a Northerly direction with the West margin of the White Creek Pike and Dickerson Pike; thence 150 feet in a Westerly direction; thence 100 feet in a Southerly direction; thence 150 feet in an Easterly direction to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE is a triangular piece of ground previously deed by J.T. Mayo and wife, to James R. Love and E.A. Hail, by deed dated February 20, 1920, and being described as follows:

BEGINNING at a point in the Westerly side of Whites Creek Pike or North First Street at the intersection of Lots 20 and 21, and running thence in a Westerly direction with the boundary line of Lots 20 and 21, 150 feet; thence 43 feet in a Southerly direction with the Westerly margin of Lot 20 to a point; thence 135 feet, more or less, to the beginning, forming a triangular piece of ground 150 feet on the Northern margin, 43 feet on the Westerly margin and 135 feet, more or less, on the Southeasterly margin.

Being part of the same property conveyed to M.H. Webb, by deed from the Junior League of Nashville, a corporation and Dorothy M. Smith Gillespie, unmarried, dated August 31, 1976, and of record in Book 5065, Page 21, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Idanelle Webb by the Last Will and Testament of M.H. Webb, and of record in Will Book 177, Page 206, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Sharon W. Maddux, by the Last Will and Testament of Idanelle M. Webb, filed May 8, 2012, and of record in Docket Number 12P-732, in the Probate Court of Davidson County, Tennessee.

Also being the same property conveyed to Robert F. Spann, Trustee and further conveyed to Sharon W. Maddux, by Quitclaim Deed from Sharon W. Maddux, dated August 8, 2012 and of record in Instrument Number 20120823-0075995, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Dickerson Pike formerly known as North First Street and Whites Creek Pike.

This property is subject to all matters shown on a plat of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee.