THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140067032 DEEDWARR
Recvd: 09/09/14 11:27 4 pgs
Fees:23.00 Taxes:1776.00
20140909-0082462

26300-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Taylor May Trust William T. Chapman, IV, Trustee 2002 Richard Jones Road, Suite 203-A Nashville, Tennessee 37215	New Owner	083-13-0-B/107-00co 083-13-0-B/108-00co

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BONTERRE ENERGY, INC.**, a Kentucky corporation (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **WILLIAM T. CHAPMAN, IV,** Trustee for the **TAYLOR MAY TRUST, U/A/D NOVEMBER 18, 2011** (hereinafter referred to as the "**Grantee**"), his successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 107, with a street address of 218 South 11th Street, Nashville, Tennessee 37206, and Unit No. 108, with a street address of 216 South 11th Street, Nashville, Tennessee 37206, as shown on the Revised Condominium Plat which is attached to the Third Amendment to the Master Deed of 37206 Building, of record in Instrument No. 20070112-0005378, and subject to all terms and conditions of the Master Deed, of record in Instrument No. 20051006-0120763, as amended in Instrument No. 20051027-0129747, Instrument No. 20061023-0131425, Re-Recorded in Instrument No. 20061101-0135575, Re-Re-Recorded in Instrument No. 20061113-0140782, and further amended in Instrument No. 20070112-0005378 and Instrument No. 20140117-0004964, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above-referenced units.

BEING the same property conveyed to BonTerre Energy, Inc., by Quitclaim Deed from Walblaco, Inc., dated May 23, 2014, recorded June 4, 2014, of record in Instrument No. 20140604-0048205, Register's Office for Davidson County, Tennessee.

This commercial property is known as 216 and 218 S. 11th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the

attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26th day of August, 2014.

BONTERRE ENERGY, INC., a Kentucky corporation

By: Ronald E. Walblay
Name: Ronald E. Walblay
Its: President

Ronald E. Walblay
Ronald E. Walblay, Individually

STATE OF FLORIDA]
COUNTY OF PALM BEACH]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RONALD E. WALBLAY**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **BONTERRE ENERGY, INC.,** a Kentucky corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this ~~26th~~ 29th day of August, 2014.

AGUNIK VARTANOVA
Notary Public - State of Florida
My Comm. Expires Sep 19, 2016
Commission # EE 836781
Bonded Through National Notary Assn.

Agunik Vartanova
Notary Public
My Commission Expires: Sept. 19, 2016

STATE OF FLORIDA]
COUNTY OF PALM BEACH]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RONALD E. WALBLAY**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this ~~26th~~ 29th day of August, 2014.

AGUNIK VARTANOVA
Notary Public - State of Florida
My Comm. Expires Sep 19, 2016
Commission # EE 836781
Bonded Through National Notary Assn.

Agunik Vartanova
Notary Public
My Commission Expires: Sept. 19, 2016

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

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

Notary Public
My Commission Expires: 2-7-17

DANA M. MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Map/Parcel Nos. 083-13-0-B/107-00co & 083-13-0-B/108-00co.

2. All matters shown on the Plan of Record, of record in Plat Book 57, Page 162, Register's Office for Davidson County, Tennessee.

3. Application to Combine Parcels, of record in Instrument No. 20050906-0106833, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement, of record in Instrument No. 20051114-0136915, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20051117-0139055, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants for Five Points Redevelopment Project Area, of record in Instrument No. 20050310-0026488, Register's Office for Davidson County, Tennessee.

7. Master Deed and Bylaws of 37206 Building Condominiums, of record in Instrument No. 20051006-0120763, amended in Instrument No. 20051027-0129747, Instrument No. 20061023-0131425, Re-Recorded in Instrument No. 20061101-0135575, Re-Re-Recorded in Instrument No. 20061113-0140782, and further amended in Instrument No. 20070112-0005378 and Instrument No. 20140117-0004964, Register's Office for Davidson County, Tennessee.

8. Charter of The 37206 Building Condominium Homeowners Association of record in Instrument No. 20061109-0139403, Register's Office for Davidson County, Tennessee.