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

26512-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
RON Properties, LLC 750 Shadybrook Court Brentwood, Tennessee 37027	New Owner	105-12-0/029-00 105-12-0/030-00

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, **JAMES D. KENNEDY**, and wife, **DEBORAH H. KENNEDY**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **RON PROPERTIES, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they 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 on the attached Exhibit B; and Grantors do further covenant and bind themselves, their 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 Grantors have executed this instrument this 29th day of October, 2014.

James D. Kennedy

Deborah H. Kennedy

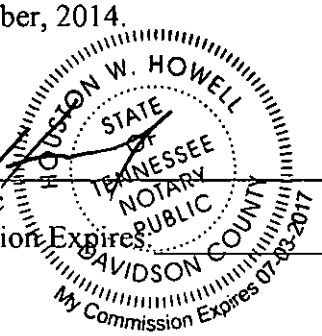
BILL GARRETT, Davidson County
Trans:T20140081787 DEEDWARR
Recvd: 10/30/14 09:46 4 pgs
Fees:23.00 Taxes:2960.00
20141030-0100082

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAMES D. KENNEDY**, and **DEBORAH H. KENNEDY**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of October, 2014.

Notary Public
My Commission Expires:



STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me this
29th day of October, 2014.

Notary Public
My Commission Expires:

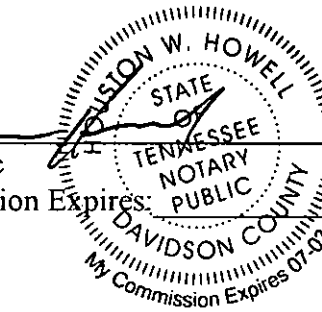


EXHIBIT A
Legal Description

LAND in the 1st Civil District of Davidson County, Tennessee, being shown on Tract 2 on a boundary survey dated March 9, 1978, prepared by Turner Engineering Co., Inc., as follows:

Property fronting on Nolensville Road, Nashville, Tennessee, and beginning at an iron pin on the northeasterly right-of-way of the Louisville & Nashville Railroad;

Thence, with said railroad right-of-way North 6 deg. 34' West a distance of 146.1 feet to an iron pin;

Thence, with a 1738.2 foot radius curve to the right a distance of 212.45 feet to an iron pin at the southwesterly corner of Lot No. 7, Section 3 of Fair View Park, recorded in Book 5060, Page 102, Register's Office for Davidson County, Tennessee;

Thence, with the southerly margin of said Lot No. 7 and Lot Nos. 6 and 4, South 54 deg. 38' 05" East a distance of 773.97 feet to an iron pin;

Thence, with the westerly line of Lot No. 3 of Transpo Center, of record in Book 4660, Page 116, said Register's Office, South 35 deg. 19' 04" West a distance of 419.24 feet to an iron pin on the northeasterly right-of-way of Nolensville Road;

Thence, northwesterly with a 4251.3 foot curve to the right a distance of 564.01 feet to the Point of Beginning, and containing 5.178 acres, more or less.

Together with a Conditional Easement with rights of ingress and egress as set forth in the Easement Agreement, of record in Book 8389, Page 849, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James D. and Deborah H. Kennedy by Special Warranty Deed dated February 13, 2004, recorded February 17, 2004, from Linda H. Donoho, an unmarried person, as Special Trustee of the William J. Donoho, Jr. Living Trust dated June 20, 2002, of record in Instrument 20040217-0017785, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 5127, Page 85, and Exceptions to Easement, of record in Book 6489, Page 486, Register's Office for Davidson County, Tennessee.

3. Grant of Overhead Line Easements; of record in Book 6401, Page 939, and Book 10843, Page 354, Register's Office for Davidson County, Tennessee.

4. Right-of-Way and Easement to South Central Bell Telephone Company, of record in Book 8150, Page 843, Register's Office for Davidson County, Tennessee.

5. Easement Agreement for ingress and egress, of record in Book 8389, Page 849, Register's Office for Davidson County, Tennessee.

6. Grant of Easement for Overhead Fiber Optic Line, of record in Book 11617, Page 845, Register's Office for Davidson County, Tennessee.

7. Grant of Easements to Global Signal Acquisitions IV, LLC, of record in Instrument No. 20110623-0048371, and Instrument No. 20110623-0048387, Register's Office for Davidson County, Tennessee.

8. Matters shown on the ALTA/ACSM Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. # 1512, dated October 28, 2014, Job #14166CW.