This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Elfland Partners
105 Ben Allen Road
Nashville, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin Synergy Bank
3301 Aspen Grove Drive, Suite 200
Franklin, TN 37067

Map/Parcel:
60-8-26 and 27

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Max E. Mendelsohn and Lisa Russell Mendelsohn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Elfland Partners, a Tennessee general partnership,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to Max E. Mendelsohn by warranty deed dated November 30, 1996, from J.F. Collier Roofing Company, Incorporated, of record in Book 11228, page 946, Register's Office for Davidson County, Tennessee. Max E. Mendelsohn later conveyed his interest in the above property to Joseph H. Johnston, Trustee, who then conveyed said property to Max E. Mendelsohn and wife, Lisa Russell Mendelsohn, as tenants in common with right of survivorship, by quitclaim deed dated February 7, 2013, of record in Instrument #20130208-0013284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **105 Ben Allen Road, Nashville, Tennessee 37207.**

BILL GARRETT, Davidson County
Trans:T20140087643 DEEDWARR
Recvd: 11/21/14 08:16 4 pgs
Fees:23.00 Taxes:721.32
20141121-0107182

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 do 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **14th** day of **November, 2014.**

Max E. Mendelsohn

Lisa Russell Mendelsohn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Max E. Mendelsohn and Lisa Russell Mendelsohn**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of November, 2014.

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $194,950.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Property Description:

Land in Davidson County, Tennessee: Being the property of Max E. Mendelsohn and wife, Lisa Russell Mendelsohn, Joseph H. Johnston, Trustee, as of record in Instrument 20130208-0013284, Register's Office Davidson County, Tennessee. Described as follows;

Being a portion of Lot 3 on the Plan of E.A. Lindsley's Subdivision of Dickerson Road, as of record in Book 547, page 144, Register's Office Davidson County, Tennessee, described more precisely as follows;

Beginning at an iron rod on the north right-of-way of Ben Allen Road, said point being located 200 feet east of the right-of-way of Hillside Drive, being the southwest corner of the property of Love Cathedral Church of God in Christ, as of record in book 7927, page 725, Register's Office Davidson County, Tennessee and being the southeast corner of this description;

Thence with the right-of-way of Ben Allen Road, S82°23'21"W 203.00 feet to an iron rod on said right-of-way at the southeast corner of the property of James William Blevins, etux, as of record in book 4655, page 592, Register's Office Davidson County, Tennessee;

Thence leaving said right-of-way with the line of Blevins for the next three calls, N11°11'57"E 190.30 feet to an iron rod; S89°45'17"W 25.08 feet to an iron pipe; N13°01'54"E 61.23 feet to an iron rod on the line of Regal Building Partnership; as recorded in Instrument: 20020805-0093425, Register's Office Davidson County, Tennessee, said iron rod is located south of an iron pipe;

Thence with the line of Regal Building Partnership and the Opryland Bus Maintenance Facility, S84°41'00"E 210.07 feet to an iron rod at the northwest corner of Love Cathedral Church of God in Christ;

Thence with line of Love Cathedral Church of God in Christ, S09°33'14"W 202.68 feet to the point of beginning;

Containing 44,250 square feet, more or less, or 1.015 acres, more or less;

As surveyed October 16, 2014, by L. Steven Bridges, Jr., RLS1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075. Phone: 615-822-5394

Property subject to maters of Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, as of record in deed book 5559, page 581-584, Register's Office Davidson County, Tennessee and deed book 5580, page 70-72, Register's Office Davidson County, Tennessee.

Exhibit "A" – page 2 of 2

