(1) Return to Bridgehouse Title

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140089918 DEEDWARR
Recvd: 12/01/14 15:33 2 pgs
Fees:13.00 Taxes:7400.00
20141201-0110115

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00.

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2014

Melanie D. Durrett
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Comm. Expires January 21, 2018
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| 2330 Franklin Road Partners | SAME AS NEW OWNERS | MAP |
| 4121 Hillsboro Road, Suite 302 | | PARCEL 105-14-279.00 |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William C. Dennison and Ruth M. Dennison, as Trustees of The Dennison Family Trust, a revocable living trust,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2330 Franklin Road Partners, a Tennessee General Partnership,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 8, 9 and 10 on the Plan of Melpark Subdivision, Section Three, of record in Plat Book 3842, Page 210, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Clay Dennison and wife, Ruth M. Dennison by Warranty Deed from Kenneth G. Gaidos and wife, Susan H. Gaidos, of record in Book 5215, Page 111, Register's Office for Davidson County, Tennessee, dated October 17, 1977 and recorded on October 27, 1977.

Being the same property conveyed to William C. Dennison and Ruth M. Dennison, as Trustees of The Dennison Family Trust, A Revocable Living Trust by Quitclaim Deed from William Clay Dennison and Ruth M. Dennison, husband and wife, of record in Instrument No. 20010904-0095066, Register's Office for Davidson County, Tennessee, dated July 20, 2001 and recorded on September 4, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) All matters appearing on the plan of record; (2) Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. (3) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **2330 Franklin Pike, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand( ) this the 25th day of November, 2014.

The Dennison Family Trust

William C. Dennison, Trustee

William C. Dennison, Individually

Ruth M. Dennison, Trustee

Ruth M. Dennison, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William C. Dennison and Ruth M. Dennison** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Dennison Family Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William C. Dennison and Ruth M. Dennison** as such Trustees.

Witness my hand and seal this the 25th day of November, 2014.

My Commission expires 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William C. Dennison** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of November 2014.

My Commission expires 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth M. Dennison** the bargainor__, with whom I am personally acquainted or proved to me, on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of November, 2014.

My Commission expires 5-3-16

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public