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

BILL GARRETT, Davidson County
Trans:T20140091090 DEEDWARR
Recvd: 12/05/14 09:18 4 pgs
Fees:23.00 Taxes:3733.30
20141205-0111510

26525-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Bradley S. French 302 Hill Avenue, Suite A Nashville, Tennessee 37210	New Owner	174-00-0/202-00

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, **WATERDOG, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **BRADLEY S. FRENCH**, (hereinafter referred to as the "**Grantee**"), his heirs, 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, his heirs, 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 B; 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 4th day of December, 2014.

WATERDOG, LLC, a Tennessee limited liability Company

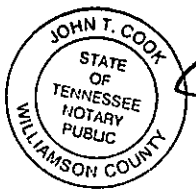
By: _____
Name: Thomas Rogers
Its: Member

By: _____
Name: Patricia L. Rogers
Its: Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **THOMAS ROGERS**, and **PATRICIA L. ROGERS**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **WATERDOG, LLC**, a Tennessee limited liability company, the within-named bargainors, and that they, as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

WITNESS my hand, at office this 4th day of December, 2014.



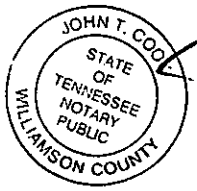
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,009,000.00.

Bradley S. Fuh
Affiant

Subscribed and sworn to before me this
4th day of December, 2014.



Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

LAND in Davidson County, more particularly described as follows:

A tract of land in the southeast portion of Nashville, Davidson County, Tennessee, being Lot No. 2 on the Plat of the Resub of Lot No. 3, The Crossings at Hickory Hollow, Phase III, recorded in Plat Book 9700, Page 707, amended in Plat Book 11700, Page 58, Register's Office for Davidson County, Tennessee, bounded on the West by Open Space, on the South by Lot No. 1 of said Plat of The Resub of Lot No. 3, The Crossings at Hickory Hollow, Phase III, on the North by the Plat of American General Realty Investment Corp., recorded in Plat Book 9700, Page 392, Register's Office for Davidson County, Tennessee, and Lot No. 2 of The Crossings at Hickory Hollow, Phase III, recorded in Plat Book 9700, Page 586, Register's Office for Davidson County, Tennessee, and on the southeast by Crossing Ridge Drive right-of-way described as follows:

POINT OF BEGINNING, being a point on the western right-of-way of said Crossing Ridge Drive;

Thence, leaving said right-of-way and along the northern boundary of said Lot No. 1 of said Plat of The Resub of Lot No. 3 The Crossings at Hickory Hollow, Phase III, North 04° 12' 04" West 149.74 feet to a point;

Thence, North 36° 25' 04" West 130.71 feet to a point;

Thence, along the eastern boundary of said Open Space North 51° 11' 07" East 155.71 feet to a point;

Thence, along the southern boundary of said Plat of American General Realty Investment Corp. South 60° 30' 25" East 290.76 feet to a found iron rod;

Thence, along the southwestern boundary of said Lot No. 2 of The Crossings at Hickory Hollow, Phase III, South 14° 21' 41" East 134.23 feet to a point on said northern right-of-way of Crossing Ridge Road, being on a curve to the left;

Thence, along said curve having a radius of 60.00 feet, an arc length of 72.36 feet, a delta of 69° 05' 41" and a chord bearing and distance of South 65° 29' 34" West 68.05 feet to a point on a curve to the right;

Thence, continuing along said right-of-way and curve having a radius of 30.00 feet, an arc length of 24.76 feet, a delta angle of 47° 16' 47" and a chord bearing and distance of South 54° 35' 07" West 24.06 feet to a point;

Thence, South 78° 13' 31" West 51.58 feet to a point on a curve to the right;

Thence, along said curve having a radius of 1428.79 feet, an arc length of 189.08 feet, a delta angle of 07° 34' 56" and a chord bearing and distance of South 82° 00' 59" West 188.94 feet to the POINT OF BEGINNING.

BEING the same property conveyed to WaterDog, LLC, a Tennessee limited liability company, by Warranty Deed dated December 21, 2010, recorded December 28, 2010, from Tenn. Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20101228-0102663, 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. Matters shown on the Plan of record in Book 9700, Page 707, as amended in Plat Book 11700, Page 58, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants and Owners Association for Hickory Downs (now known as The Crossings at Hickory Hollow), of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, amended in Book 8085, Page 402, Book 9730, Page 957, and Instrument No. 20091020-0096901, Register's Office for Davidson County, Tennessee.

4. Charter of Hickory Downs Association, as of record in Book 8001, Page 330, and now known as The Crossings at Hickory Hollow Association by Charter Amendment, of record in Book 8085, Page 698, Register's Office for Davidson County, Tennessee.

5. Subject to Infrastructure Funding Agreement, of record in Book 7963, Page 165, Register's Office for Davidson County, Tennessee.

6. Subject to Easement Agreement, of record in Book 10728, Page 219, Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20110407-0026822, Register's Office for Davidson County, Tennessee.