Address New Owner:	Send Tax Bills to:	Map-Parcel Number
David Macias and Judith Edelman 1408 McKennie Avenue Nashville, TN 37206	Same	105-07-0-476.00 105-07-0-477.00
Return to and prepared by: Bradley Arant Boult Cummings LLP (CSS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE SAPPHIRE COLLECTION, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **DAVID MACIAS AND JUDITH EDELMAN**, husband and wife (collectively, "**Grantee**"), their heirs, successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters described in Exhibit B, attached hereto and made a part hereof.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $845,000.00.

Affiant

Subscribed and sworn to before me this 11th day of December, 2014.

Notary Public
My Commission Expires: _____

BARBARA KIMMINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN.

My Commission Expires AUG 17, 2015

BILL GARRETT, Davidson County
Trans:T20140093125 DEEDWARR
Recvd: 12/12/14 12:24 5 pgs
Fees:28.00 Taxes:3126.50

20141212-0113961

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons.

This is improved property known as 611 Merritt Avenue, Nashville, Davidson County, Tennessee.

[Signatures on following page]

Executed this _____ day of December, 2014.

THE SAPPHIRE COLLECTION, LLC,
a Tennessee limited liability company

By: _____
Jack Smart, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara Kimmins, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack Smark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of The Sapphire Collection, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 11th day of December, 2014.

_____
Notary Public

My Commission Expires:

_____

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG 17, 2015

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111514-000001

EXHIBIT "A"

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5 on the Plan of Hamilton Lands Industrial Subdivision, of record in Plat Book 3600, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to THE SAPPHIRE COLLECTION, LLC, by deed from THOMAS J. HESTER, of record as Instrument No. 20051205-0145464, Davidson County Register's Office.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2014 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 3600, page 58, said Register's Office.