This instrument was prepared by:
N. Courtney Hollins
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20140093172 DEEDWARR
Recvd: 12/12/14 14:07 5 pgs
Fees:28.00 Taxes:869.50
20141212-0114018

GENERAL WARRANTY DEED

FROM: SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, Grantor

TO: TONY LEWIS, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
Tony Lewis 608 Henslee Drive Dickson, Tennessee 37055	Same as Owner	**14200030200**

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

The actual consideration for this transfer is TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12 day of December, 2014.

Notary Public

My Commission Expires: May 8, 2017

CINDY K. RUNGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership ("Grantor"), its successors and assigns, has bargained and sold, and by these presents does transfer and convey unto TONY LEWIS ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Nashville, Davidson

County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures and other improvements and all fixtures attached thereto (the "Property").

The Property is unimproved property known as 8150 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the ___ day of December, 2014.

GRANTOR:

SAWYER BROWN OFFICE CONDOS, G.P.,
A Tennessee general partnership

By: _____
Fred E. Zimmerman, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Fred E. Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as a Partner.

Witness my hand and official seal at office, this 10th day of December, 2014.

_____
Notary Public

My Commission Expires: _____

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Bellevue Corner Joint Venture Resubdivision of Lot No. 1 of Sawyer Brown Office Park, of record in Plat Book 6200, page 935 (erroneously conveyed in prior deeds as Plat Book 6900, page 935), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to SAWYER BROWN OFFICE CONDOS, LLC, a Tennessee limited liability company, by deed from RAYMOND ZIMMERMAN, TRUSTEE, of record in Book 9574, Page 587, Register's Office for Davidson County, Tennessee. SAWYER BROWN OFFICE CONDOS, LLC is now SAWYER BROWN OFFICE CONDOS, G.P., a Tennessee general partnership pursuant to the filing of a Certificate of Merger with the Tennessee Secretary of State and recorded as Instrument Number 200001030000318, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 142-00-0-302.00.

2. Matters shown on the Plan of record in Plat Book 6200, page 935, as corrected by Surveyor's Certificate of Correction of record in Book 7860, page 24, said Register's Office.

3. Agreement for Dedication of Easement for Water Line of record in Book 7803, page 652, and Book 7803, page 668, said Register's Office.

4. Agreement and Release of record in Book 10569, page 588, and Book 11438, page 868, said Register's Office.

5. Easement granted unto Harpeth Valley Utilities as set out in the Deed and Agreed Order of Possession of record as Instrument Nos. 20000302-0020676 and 20000915-0091871, said Register's Office.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7860, page 964, as supplemented and amended of record as Instrument No. 20040528-0062845, said Register's Office.