THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00 Affiant Subscribed and sworn to before me, this 12th day of December, 2014. Notary Public My Commission Expires: 11/13/17

STATE OF TENNESSEE NOTARY PUBLIC J. IRENE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140093487 DEEDWARR
Recvd: 12/15/14 10:57 2 pgs
Fees:13.00 Taxes:2497.50
20141215-0114384

WARRANTY DEED

Address New Owner: Pointe South Equity 6465 N Quail Hollow Rd. Ste. 200 Memphis, TN 38120	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 105130S00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Province Builders, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Poplar Exchange Properties, LLC as QI for Pointe South Equity, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1 of The 11th and South Douglas Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for The 11th and South Douglas Avenue Townhomes of record in Instrument Number 20140103-0000911 and First Amendment in Instrument Number 20140305-0018546, 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 part of the same property conveyed to Province Builder LLC by Quitclaim Deed from Juanita A. Rucks of record in Instrument Number 20131213-0126412, Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on December 13, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Instrument Number 20140103-0000911 and First Amendment in Instrument Number 20140305-0018546, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1101 South Douglas Ave Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2014.

Province Builders, LLC

BY: _____
John Swift, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Swift, with whom I am personally acquainted, and who upon acknowledged himself to be the Manager of Province Builders LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its manager.

Witness my hand, at office, this 12th day of December, 2014.

_____
Notary Public
My Commission Expires: _____

