Prepared by:
Amy Cross Nance
Attorney at Law
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Davidson County DEEDWARR
Recvd: 12/15/14 15:47 3 pgs
Fees:18.00 Taxes:5550.00
20141215-0114652

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December 2014.

Notary Public
My commission expires: Aug. 18, 2018

MARGARET DWYER
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 18, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
CSDCPC Purpose Prep, LLC	Same	070-16-0/018.00
6731 Columbia Gateway Drive, Ste. 220		
Columbia, MD 21046		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged 3C Investments, LLC a Tennessee limited liability company hereinafter referred to as Grantor has bargained and sold, and does hereby transfer and convey to CSDCPC Purpose Prep, LLC a Delaware limited liability company hereinafter called the Grantee) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract No 7c Section 15 Metro Center of record in Book 5190 page 490 Register's Office for Davidson County, Tennessee more particularly described as follows according to survey of Volunteer Surveying dated November 8, 2005:

Beginning at a point in the northeast corner of the American Realty Trust, Inc. property as of record in Book 11503 page 900 Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence N 74° 12' 37" E, 47.41 feet to an iron pin;
Thence N 15° 58' 00" W, 48.99 feet to a P.K. nail;
Thence N 64° 02' 00" E 266.00 feet to a P.K. nail;
Thence S 07° 36' 44" E, 350.74 feet to an iron pin;
Thence S 83° 50' 39" W, 230.10 feet to a concrete monument;
Thence N 23° 49' 07" w, 261.42 feet to the point of beginning,
Containing 87,127.98 square feet or 2.0 acres.

Being the same property conveyed to 3C Investments, LLC by deed from Bob and Michael Real Estate Partnership, a Tennessee general partnership of record in Instrument No. Instrument No. 20051201-0144378 Register's Office for Davidson County, Tennessee. Property address: 220 Venture Circle, Nashville, TN 37228.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Section 15 Metrocenter of record in Book 5190 Page 490, Register's Office for Davidson County, Tennessee 3) Restrictive Covenants

contained in Instrument of record in Master Deed of record in Book 5026 page 783 and 5242 Page 389, Book 5225 page 120, Book 5026 Page 783 and Book 5035 page 967 4) Access Easement as shown on Plat of survey of record in Book 5190 Page 490 and subject to maintenance obligations.

This property is improved property known as 220 Venture Circle, Nashville, Tennessee 37228

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 15 day of December, 2014.

3C Investments, LLC a Tennessee limited liability company

BY: _____
James W. Cross, IV, Member

By: _____
Amy Cross Nance, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, James W. Cross, IV and Amy Cross Nance with whom I am personally acquainted, and who acknowledged themselves himself to be the Members of 3c Investments, LLC the within named bargainor, and as such Members being authorized so to do, executed this instrument for the purposes therein contained and on behalf of 3C Investments, LLC.

Witness my hand, at office, this 15 day of December 2014.

_____
Notary Public

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 7/28/18
FILE NO: 08358

I, Amy Cross Nance, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Amy Cross Nance who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY