THIS INSTRUMENT PREPARED BY:
Hannah A. Kolb, Esq.
Rudy, Wood, & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

SUBSCRIBED AND SWORN to before me this 30th day of December, 2014.

Notary Public
My Commission Expires: 8/23/2016

BILL GARRETT, Davidson County
Trans:T20150000058 DEEDWARR
Recvd: 01/02/15 09:14 5 pgs
Fees:28.00 Taxes:925.00
20150102-0000084

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Catalyst Nashville, LLC P.O. Box 150204 Nashville, TN 37215	Same	Map/Parcel 103-02-0/033.00 103-02-0/032.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, D. H. J. Associates, a partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Catalyst Nashville, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of W.N. Price's Subdivision of Lot No. 19 of C.C. Vernon Farm, as of record in Book 421, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to D. H. J. Associates, a partnership composed of John R. Dean, Partner, Charles B. Holmes, Partner and J. Michael Jacobs, Partner, by deed of record in Book 6968, Page 214, in the Register's Office of Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of W.N. Price's Subdivision of Lot No. 19 of C.C. Vernon Farm, as of record in Book 421, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot fronts 50 feet more or less on the east side of Oceola Avenue, as widened, and extends back 204.5 feet on the south line along the north margin of Burgle, now Burgess Avenue, and 199 feet on the north line, to an alley in the rear on which it measures 87 feet.

Being the same property conveyed to D. H. J. Associates, a partnership composed of John R. Dean, Partner, Charles B. Holmes, Partner and J. Michael Jacobs, Partner by deed of record in Book 6968, Page 224, in the Register's Office of Davidson County, Tennessee.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and has a good right to convey it, subject to those matters shown on **Exhibit "A"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on **Exhibit "A"**) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of December, 2014.

GRANTOR:
DHJ Associates, a general partnership

By: _____
Charles B. Holmes
Its: General Partner

By: _____ Attorney in fact for _____
Jinnette G. Jacobs
Its: General Partner, by and through her Attorney in Fact, Ben M. Jacobs

By: _____
Josephine Dean, Trustee of the John R. Dean 2010 Trust, Share II
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles B. Holmes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of his/her own knowledge, and who, upon oath, acknowledged himself to be the general partner of **DHJ Associates, a general partnership**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of **DHJ Associates, a general partnership**, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2014.

Notary Public

My Commission Expires: 8/23/2016



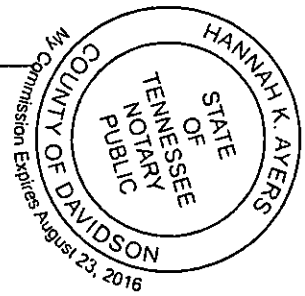
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jinnette G. Jacobs**, by and through her Attorney in Fact, Ben M. Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of his/her own knowledge, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Jinnette G. Jacobs, general partner of **DHJ Associates, a general partnership**, and who acknowledged he executed the same as the free act and deed of the said Jinnette G. Jacobs on behalf of **DHJ Associates, a general partnership**, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2014.

Notary Public

My Commission Expires: 8/23/2016



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josephine Dean, Trustee of the John R. Dean 2010 Trust, Share II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of his/her own knowledge, and who, upon oath, acknowledged herself, as Trustee, to be the general partner of **DHJ Associates, a general partnership**, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of **DHJ Associates, a general partnership**, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2014.

Notary Public

My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Land.

2. Ad valorem real property taxes for the year 2015 and beyond, a lien not yet due and payable.

3. All restrictions, covenants, reservations, conditions, and easements of record; and to the zoning regulations of the appropriate governmental body.