This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
GRAN, Inc.
200 Nashboro Blvd
PO Box 17116
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 01/27/15 07:36 3 pgs
Fees:18.00 Taxes:481.00
20150127-0007481

Part of:
MAP **135**
PARCEL 308.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nashboro Golf Course, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **GRAN, Inc.,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Attached Exhibit "A"

Being a part of the same property conveyed to Nashboro Golf Course, LLC, a Tennessee limited liability company, by deed dated February 6, 2012, of record in Instrument No. 20120208-0011260, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easement and other matter of record in said Register's Office.

This is improved property known as 171 Bell Rd., Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, and,

GRANTOR does covenants with the said "GRANTEE" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind itsself, its heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 1st day of January , 2015 .

Nashboro Golf Course, LLC., a Tennessee limited liability company

By: David J. Waynick
Its: President/ Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David J. Waynick**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as President /Managing Member of **Nashboro Golf Course, LLC**, with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of January, 2015 .

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of January, 2015 .

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

CERTIFICATION

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

STATE OF TENNESSEE
COUNTY OF Wilson
On this 14 day of January, 20 15, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires June 1, 2016

EXHIBIT "A"

LEGAL DESCRIPTION
THE GOLF RETREAT AT NASHBORO
A PORTION OF NASHBORO GOLF COURSE, LLC
2.12 ACRES
BELL ROAD
DAVIDSON COUNTY, TENNESSEE
W&A FILE NO.: 848-0114

Being a portion of the Nashboro Golf Course, consisting of 2.12 acres, previously used for the maintenance facilities of the golf course and being redeveloped as a 20-unit residential development; located on Bell Road, and this portion of the golf course being described according to a survey prepared by Wamble & Associates, PLLC, on June 18, 2014. This property being a portion of the property shown in the Metro Tax Map system as Parcel ID #13500030800, and more particularly described as follows:

Beginning at an iron rod (new) set at the southeast corner of said Nashboro Golf Course property and the northeast corner of the Carlos Zapata property, of record in Record Book 201301070001637, Register's Office of Davidson County, Tennessee; said iron pin (new) also being on the west right-of-way line of Bell Road; set point of beginning having Tennessee State Plane Coordinates of North 638683.52, East 1782913.25; Thence, leaving said West right-of-way line of Bell Road and running with the North boundary line of said Zapata tract North 71 degrees 58 minutes 18 seconds west, 344.34 feet to a P.K. nail (old) in the northwest corner of said Zapata tract; said P.K. nail (old) having Tennessee State Plane Coordinates North 638790.09, East 1782585.82; Thence, leaving said Zapata tract and running along a new line dividing this portion of property herein being described from the Nashboro Golf Course as follows:

North 37 degrees 11 minutes 58 seconds West, 42.12 feet to an iron rod (new) having Tennessee State Plane Coordinates of North 638823.64, East 1782560.36; Thence, North 52 degrees 48 minutes 02 seconds East, 207.76 feet to an iron rod (new) having Tennessee State Plane Coordinates of North 638949.25, East 1782725.85; Thence, North 46 degrees 42 minutes 33 seconds East, 217.39 feet to an iron rod (new) having Tennessee State Plane Coordinates of North 639098.31, East 1782884.08; Thence, South 80 degrees 36 minutes 47 seconds East, 96.43 feet to an iron rod (new) in the aforementioned West right-of-way line of Bell Road; said iron rod (new) having Tennessee State Plane Coordinates of North 639082.59, East 1782979.22; Thence, leaving said new line dividing this tract herein being described from the Nashboro Golf Course and running along the West right-of-way line of Bell Road approximately 28 feet West of the existing centerline of the existing pavement in Bell Road, South 9 degrees 23 minutes 13 seconds West, 404.48 feet to the point of beginning.

Containing 92,388 square feet, or 2.12 acres, more or less.

Being a portion of the same property conveyed to Nashboro Golf Course, LLC, as of record in Record Book 201202080011260, Register's Office of Davidson County, Tennessee.