This Instrument Was Prepared By:
Jack F. King, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 02/04/15 15:10 6 pgs
Fees:33.00 Taxes:3330.00
20150204-0010691

Address New Owner(s):	Send Tax Bills to	Tax Information:
Fresh Capital Acquisitions, LLC P. O. Box 120897 Nashville, TN 37212-0897	New Owner	Map: 082-09 Parcels: 218

WARRANTY DEED

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, JAMES L. ROLLINS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FRESH CAPITAL ACQUISITIONS, LLC, a Tennessee limited liability company, ("Grantee"), its successors, heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at said 1300 Third Avenue North, Nashville, Tennessee.

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

AND Grantor covenants that he is lawfully seized and possessed of real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Ying Li Rollins, spouse of James L. Rollins, hereby joins in this conveyance to transfer any marital rights she may have in said property by virtue of her marriage to James L. Rollins.

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 4th day of February, 2015.

JAMES L. ROLLINS

YING LI ROLLINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JACK F. KING JR., a Notary Public in and for said County and state, duly commissioned and qualified, JAMES L. ROLLINS, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 4th day of February, 2015.

JACK F. KING JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My commission expires: May 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JACK F. KING JR., a Notary Public in and for said County and state, duly commissioned and qualified, YING LI ROLLINS, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 4th day of February, 2015.

JACK F. KING JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My commission expires: May 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.

Affiant

Subscribed and sworn to before me,
this 4th day of February, 2015.

Notary Public
My Commission Expires: May 3, 2016

JACK F. KING, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

PROPERTY DESCRIPTION

Tract I:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 61 feet of Lot No. 9 on the Plan of H. W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 9 fronts 61 feet on the easterly side of Third Avenue North, formerly College Street, and runs back between parallel lines along the north margin of Monroe Street, 142.5 feet to the west line of Lot No. 24.

Tract II:

Land in Davidson County, Tennessee, being the northerly 35 feet of the southerly 96 feet of Lot No. 9 on the Plan of H. W. McGavock's Addition to North Nashville as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

According to a survey made by A. J. Wilkinson, Surveyor, July 7, 1955, said part of Lot No. 9 fronts 35 feet on the easterly side of Third Avenue North and extends back between parallel lines 142.33 feet to the center of an alley, being the westerly line of Lot No. 24 on said plan.

Being the same property conveyed to James L. Rollins by deed from Donald E. Bates of record in Instrument No. 200801020000351, Register's Office for Davidson County, Tennessee.

PERMITTED EXCEPTIONS

1. Taxes for 2015 a lien not yet due and payable.

2. All matters as shown on Plat of record in Plat Book 17, page 640, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the survey prepared by Michael R. Williams, Tennessee RLS No. 1906, HFR Design, dated October 27, 2014, including, but not limited to, the mis-location of a block wall along the north property line.

EXHIBIT B

True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

