PREPARED BY:

LLOYD C. KIRKLAND, JR.
Attorney at Law
530 Oak Court Drive, Suite 360
Memphis, TN 38117

RETURN TO:

C. PALMER PILLANS
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of January, 2015, by and between:

JUDITH A. WILSON, Trustee of and for the JUDITH A. WILSON LIVING TRUST, (the "Grantor"), party of the first part, and

TENN THOM REALTY, L.L.C., a Delaware Limited Liability Company, (the "Grantee") party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto the Grantee the following described real estate, situated and being in LaVergne, the Counties of Rutherford and Davidson, State of Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE OF THE PROPERTY AND ALL COVENANTS AND WARRANTIES OF GRANTOR CONTAINED HEREIN ARE MADE EXPRESSLY SUBJECT TO THOSE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its successors and assigns in fee simple forever.

And Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, except as set forth above in Exhibit B attached.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor the day and year first above written.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 811776
Rec'd: 20.00 Instrument #: 1943867
State: 5920.00
Clerk: 1.00 Recorded
Other: 2.00 2/9/2015 at 8:00 AM
Total: 5943.00 in
Record Book 1352 Pgs 1396-1399

JUDITH A. WILSON LIVING TRUST

By Judith A. Wilson, Trustee
Judith A. Wilson, Trustee

BILL GARRETT, Davidson County
Trans:T20150011203 DEEDWARR
Recvd: 02/12/15 15:04 4 pgs
Fees:22.00 Taxes:0.00
20150212-0013204

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a notary public of the state and county aforesaid, personally appeared JUDITH A. WILSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Judith A. Wilson Living Trust, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust, by herself as Trustee.

WITNESS my hand and seal at office on this 28th day of January, 2015.

LLOYD C. KIRKLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES:
June 21, 2016

Lloyd C Kirkland

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $1,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of February, 2015.

JEAN P. SHEARER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-3-17

Property.....1255 Bridgestone Parkway
LaVergne, Tennessee 37086

Property Owner..Tenn Thom Realty, L.L.C.
ATTN: Carl Rose
1245 Bridgestone Boulevard
LaVergne, Tennessee 37086

Mail Tax Bill.....Tenn Thom Realty, L.L.C.
ATTN: Carl Rose
1245 Bridgestone Boulevard
LaVergne, Tennessee 37086

Tax Parcel ID No. 017-042.00

TG#

EXHIBIT A

LAND IN RUTHERFORD COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY MARGIN OF BRIDGESTONE PARKWAY (80' PUBLIC RIGHT OF WAY), THE SOUTHWEST CORNER OF LOT 2 ON THE REVISED PLAT OF SECTION 32, INTERCHANGE CITY INDUSTRAL PARK AS RECORDED IN PLAT BOOK 6900, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING LOCATED 382.40 FEET FROM THE SOUTH END OF THE SOUTHEAST RETURN CURVE AT THE INTERSECTION OF J.P. HENNESSY BOULEVARD AND BRIDGESTONE PARKWAY AND BEING WITNESSED BY AN EXISTNG IRON WITNESS PIN THAT BEARS NORTH 37 DEG. 29 MIN. 27 SEC. WEST 30.01 FEET FROM SAID POINT; THENCE

1. WITH THE SOUTH LINE OF SAID LOT 2 AND THE CENTER OF HURRICANE CREEK NORTH 76 DEG. 46 MIN. 13 SEC. EAST A DISTANCE OF 219.88 FEET TO THE COMMON CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 2 OF THE RESUBDIVISION OF CHARLES D. WILSON TRUSTEE PROPERTY AS RECORDED IN PLAT BOOK 6200, PAGE 198 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING WITNESSED BY A SET IRON WITNESS PIN THAT BEARS NORTH 5 DEG. 20 MIN. 22 SEC. EAST, 26.82 FEET FROM SAID POINT; THENCE

2. CONTINUING WITH THE CENTER OF HURRICANE CREEK AND THE SOUTH LINE OF SAID LOT 2 NORTH 82 DEG. 39 MIN. 37 SEC. EAST A DISTANCE OF 274.78 FEET TO THE COMMON CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF TRACT 204, INTERCHANGE CITY ASSOCIATES AS RECORDED IN BOOK 6381, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING WITNESSED BY A SET IRON WITNESS PIN THAT BEARS NORTH 3 DEG. 04 MIN. 31 SEC. WEST 29.97 FEET FROM SAID CORNER; THENCE

3. WITH THE CENTER OF HURRICANE CREEK AND THE SOUTH LINE OF SAID TRACT 204, SOUTH 79 DEG. 13 MIN 33 SEC. EAST A DISTANCE OF 190.67 FEET TO A POINT; THENCE

4. LEAVING HURRICANE CREEK, WITH THE WEST LINE OF THOMPSON & GREEN MACHINERY CO., INC. AS RECORDED IN BOOK 408, PAGE 362, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, SOUTH 9 DEG. 43 MIN. 30 SEC. WEST PASSING AN EXISTING CONCRETE WITNESS MONUMENT AT 35.00 FEET, A TOTAL DISTANCE OF 250.49 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE

5. CONTINUING WITH THE WEST LINE OF THOMPSON AND GREEN MACHINERY, SOUTH 54 DEG. 41 MIN. 40 SEC. WEST A DISTANCE OF 399.95 FEET TO AN EXISTING IRON PIN IN THE NORTHEAST MARGIN OF BRIDGESTONE PARKWAY; THENCE

6. WITH THE NORTHEAST MARGIN OF BRIDGESTONE PARKWAY NORTH 35 DEG. 19 MIN. 03 SEC. WEST A DISTANCE OF 420.47 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE

7. CONTINUING WITH SAID MARGIN ALONG A 3859.72 FOOT RADIUS CURVE TO THE LEFT A DISTANE OF 105.41 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 36 DEG. 05 MIN. 51 SEC. WEST, 105.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.746 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES WHICH WERE DETERMINED WITH THE PRECISION REQUIREMENTS OF A CLASS "URBAN" ALTA/ACSM LAND TITLE SURVEY OF 1992.

BEING THE SAME PROPERTY CONVEYED TO JUDITH A. WILSON, TRUSTEE FOR THE JUDITH A. WILSON LIVNG TRUST, BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 553, PAGE 174, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (THE DEED ALSO HAVING BEEN RECORDED IN BOOK 9738, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.)

EXHIBIT B

1. Real estate taxes for 2015 and subsequent years

2. All matters shown on plat of record in Plat Book 8, Page 120, Register's Office of Rutherford County, Tennessee.

3. Easement for the flow of waters of Hurricane Creek and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the waters of Hurricane Creek, free from diminution or pollution.

5. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Hurricane Creek.

6. That portion of the land embraced within the bounds of any public road or thoroughfare.