WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-TN-15-3415-706

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Metropolitan Office for Development, LLC	**Metropolitan Office for Development, LLC**	
(NAME) **237 Village at Vanderbilt**	(NAME) **237 Village At Vanderbilt**	**104-6-A-67.00 CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **S & P INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **METROPOLITAN OFFICE FOR DEVELOPMENT, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 706, CONTINENTAL CONDOMINIUM, as shown on plat of record in Plat Book 5200, Pages 399, 400 and 401, as established under Master Deed of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to S & P Investments, a Partnership by Warranty Deed from Ross I. Evans, Jr., Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, recorded on the 2nd day of January, 1985 in Deed Book 6465, Page 707, in the Register's Office of Davidson County, Tennessee. S & P Investments, a Partnership is one and the same as S & P Investments, GP, a Tennessee general partnership.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONTINENTAL CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 399, 400 and 401.
- Charter of Homeowners Association recorded in Book 5864, Page 834.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CONTINENTAL CONDOMINIUM of record in Book 5862, Page 589, as amended by instrument(s) of record in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Transmission Line, recorded in Book 4825, Page 592.
- Resolutions recorded in Book 7461, Page 217 and Instrument No. 20051024-0128399.
- Memorandum of Agreement recorded at Instrument No. 20010514-0049446.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue #706, Nashville, Tennessee 37203**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans:T20150012582 DEEDWARR
Recvd: 02/20/15 12:21 2 pgs
Fees:13.00 Taxes:444.00

20150220-0014820

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2015.

S & P Investments, GP

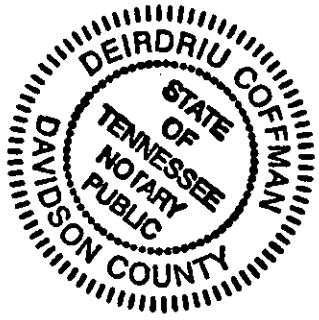
BY: _____
Laurence M. Papel,
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURENCE M. PAPEL,, signing for S & P INVESTMENTS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of S & P INVESTMENTS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of February, 2015.

_____
Notary Public
My Commission Expires: 5-5-15
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212