Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jeffrey J. Zander, Trustee Toxaway Real Estate Trust P.O. Box 50559 Nashville, TN 37205	Same	103-01-0-027.00
This instrument prepared by: Bradley Arant Boult Cummings, LLP (CSS) P.O. Box 340025, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **RICHLAND CENTER LLC** ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **JEFFREY J. ZANDER, TRUSTEE OF THE TOXAWAY REAL ESTATE TRUST** ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This is improved property, known as 6213 Charlotte Pike, Nashville, Tennessee 37209.

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20150014474 DEEDWARR
Recvd: 02/27/15 11:52 3 pgs
Fees:18.00 Taxes:6475.00
20150227-0017070

Subscribed and sworn to before me, this the 24th day of February, 2015.

BRENDA L. FARRIER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Notary Public
My Commission Expires: 11-12-2018

7/3592052.1
110690-301001

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of Record in Book 5210, page 32, Register of Deeds for Davidson County, Tennessee.

3. Rights of commercial tenants, as tenants only, under unrecorded leases.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 24th day of February, 2015.

RICHLAND CENTER LLC

By: _____
Name: John L. Morse
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John L. Morse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of **Richland Center LLC**, the within named bargainor and a Tennessee limited liability company, and that as such Chief Manager of **Richland Center LLC**, he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Richland Center LLC**, by himself as such Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of February, 2015.

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

_____
Notary Public

My Commission Expires: 11-12-2018

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of the Rosenblum Tract, of record in Book 5210, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHLAND CENTER LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from E. WARNER BASS AND ROBERT J. WALKER, of record in Instrument No. 20050708-0079331, dated July 8, 2005, said Register's Office.