BILL GARRETT, Davidson County
Trans:T20150017732 DEEDWARR
Recvd: 03/11/15 13:48 4 pgs
Fees:23.00 Taxes:1243.20
20150311-0020898

Return To
TRI STAR TITLE &
1535 W NORTHFIEL
MURFREESBORO, TN 37129

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Ole South Properties, Inc.
201 E. Main Street, 3rd Floor
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

Map/Parcel
P/o 049-00-0-148
P/o 049-00-0-150
P/o 049-00-0-154
P/o 049-00-0-155
P/o 049-00-0-156
P/o 049-00-0-274
P/o 049-00-0-316
P/o 049-00-0-323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Cornerstone Land Company, a Tennessee general partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Ole South Properties, Inc., a Tennessee Corporation ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A"

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except for the 2015 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 26th day of February, 2015.

"GRANTOR"

CORNERSTONE LAND COMPANY

By: _____

Title: General Partner

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority of the State and County aforesaid, personally appeared John D. Floyd with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be general partner of Cornerstone Land Company, a Tennessee general partnership, and that as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Cornerstone Land Company by himself as general partner.

WITNESS MY HAND and official seal on this the 26th day of February, 2015.

_____
NOTARY PUBLIC

My commission expires: 11/20/16

JENNIFER DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $336,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 26th day of February, 2015.

NOTARY PUBLIC

My commission expires: 11/20/16

JENNIFER DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being an 11.804 more or less acre tract of land lying in the 3rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Cornerstone Land Company as evidenced by deed of record in instrument Number 20060605-0065987, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Mark E. Lowrance, Registered Land Surveyor, Tennessee No. 1660, dated January 26, 2015, as follows:

Beginning at an iron pin found on the intersection of the northerly margin of Green Lane (50 foot right-of-way) and the easterly margin of Whites Creek Pike (100 foot right-of-way), said point being the most southwesterly corner of the herein-described tract;

Thencewith the easterly margin of Whites Creek Pike, North 30 degrees, 10 minutes 20 seconds West a distance of 306.38 feet to a concrete highway monument; Thence leaving said margin of Whites Creek Pike, and with the southerly line of the James Robert Eagin Sr. property of record in Deed Book 7330, page 753, Register's Office Davidson County, Tennessee, North 60 degrees 49 minutes 58 seconds east a distance of 1039.69 feet to an iron pin (old):

Thence with a new line, severing said Cornerstone Land Company property; South 63 degrees 52 minutes 00 seconds east a distance of 144.47 feet to an iron pin (old) found at the northwesterly corner of the Marilyn Blankenship property of record in Instrument Number 20030506-0060289, Register's Office Davidson County, Tennessee:

Thence with the westerly line of said Blankenship property, South 08 Degrees 23 minutes 56 seconds east a distance of 574.80 feet to an iron pin found on the northerly margin of Green Lane;

Thence with said margin of Green Lane, South 81 degrees 48 minutes 26 seconds west a distance of 977.51 feet to the point of beginning, containing 514.201 square feet or 11.804 acres, more or less.

Being the same property conveyed to Cornerstone Land Company, a Tennessee general partnership, by deed from the Vanderbilt University, a Tennessee corporation, dated June 1, 2006, appearing of record in Instrument Number 20060605-0065987, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictions, covenants and easements that are applicable to the above described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.