THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Dental Specialty Holdings	Same as New Owner	106-01-0-153.00
201 4th Ave. N, Suite 1450		106-01-0-155.00
Nashville, TN 37219		

BILL GARRETT, Davidson County
Trans:T20150018021 DEEDWARR
Recvd: 03/12/15 11:51 4 pgs
Fees:23.00 Taxes:7400.00
20150312-0021251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **D'S MANAGEMENT, LLC**, a Tennessee limited liability company ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **DENTAL SPECIALTY HOLDINGS, LLC,** a Tennessee limited liability company ("Grantee" herein), its heirs, successors, and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth on Exhibit B attached hereto.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 6th day of March, 2015.

D's MANAGEMENT, LLC

By: _____

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Paul F. Soper, a Notary Public of the State and County aforesaid, personally appeared DONNA MYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager of D'S MANAGEMENT, LLC, the within named bargainor, and that she, as such, executed the foregoing instrument for the purposes therein contained by signing her name on behalf of the company as such Chief Manager.

Witness my hand and seal at Office, this 6th day of March, 2015.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $2,000,000.00.

_____
Affiant

Sworn to and subscribed before me this 6th day of March, 2015.

_____
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17

EXHIBIT A

LEGAL DESCRIPTION

TRACT I

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Murfreesboro Pike/Winners, L.P., of record in Book 7900, Page 821, 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 D' S MANAGEMENT, INC., A TENNESSEE CORPORATION, K/N/A D' S MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from RF VENTURE X, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, of record in Instrument No. 20021107-0137631, dated October 30, 2002, said Register's Office.

TRACT II

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Nashville, Davidson County, State of Tennessee, containing 0.887 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Suntrust #325", dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 5/8" rebar (Labeled as P.O.B.) located on the southern right-of-way of Murfreesboro Road and the common corner of N/F D's Management, Inc. (Instrument No. 20021107-0137631), thence running along the common property line of N/F D's Management, Inc. S 04° 55' 00" W 156.17 feet to an iron pin found 1/2" rebar, thence S 71° 10' 59" E 189.96 feet to an iron pin found 1/2" rebar on the eastern right-of-way line of Fessler's Lane, thence running along the right-of-way line of Fessler's Lane with a curve to the right having an arc length of 46.94 feet, a radius of 687.04 feet and a chord bearing and distance of S 16° 35' 19" W 46.93 feet to a concrete monument found at the common corner of N/F Alley Cassetty Coal Co., Inc. (Book 6463, Page 516), thence running along the common property line of N/F Alley Cassetty Coal Co., Inc. N 71° 10' 35" W 181.02 feet to an iron pin found 1/2" rebar, thence S 67° 14' 22" W 132.81 feet to an iron pin found 5/8" rebar at the common corner of N/F Young Broadcasting of Nashville, LLC (Instrument No. 20040901-0106049), thence running along the common property line of N/F Young Broadcasting of Nashville, LLC N 04° 19' 24" E 294.98 feet to a concrete monument found on the southern right-of-way line of Murfreesboro Road, thence running along the right-of-way line of Murfreesboro Road S 71° 38' 54" E 124.90 feet to the point of beginning.

Being the same property conveyed to MALU VENTURES, A NEW YORK CORPORATION by deed from PALADINS MURFREESBORO, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20061103-0137001, dated October 13, 2006, said Register's Office. Said Property having been further conveyed to D's MANAGEMENT, LLC by Special Deed from MALU VENTURES, A NEW YORK CORPORATION, dated March 5, 2015, of record as Instrument No. 20150312.0021250 said Register's office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 106-01-0-153.00, 106-01-0-155.00.

2. Matters shown on the Plan of record in Book 5190, Page 243, Book 5190, Page 306, amended in Book 7900, Page 821, said Register's Office. (TRACT I AND II)

3. Slope Easement of record in Book 5408, Page 441, said Register's Office. (TRACT I AND II)

4. Easement for dedication of sanitary sewer mains of record in Book 9522, Page 776, said Register's Office. (TRACT I AND II)

5. Restrictive Covenants and Easements of record in Book 4680, Page 337, said Register's Office. (TRACT I AND II)