This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150018440 DEEDWARRSP
Recvd: 03/13/15 11:41 3 pgs
Fees:18.00 Taxes:4070.00
20150313-0021776

File #26787-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
AJE Keystone, LLC 209 10th Avenue South Suite 332 Nashville, Tennessee 37203	Same	133-05-0/075-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TOUCHSTONE ENTERPRISES, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **AJE KEYSTONE, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No.36 of the Resubdivision of Lot Nos. 36 and 37, Section Seven, Allied Industrial Park, of record in Book 4060, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Touchstone Enterprises, LLC, a Tennessee limited liability company, by Warranty Deed dated November 22, 1994, from Carl A. Gardner and wife, Sandra S. Gardner, of record in Book 9527, Page 571, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 3728 Keystone Avenue, Nashville, Tennessee 37211.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 11th day of March, 2015.

TOUCHSTONE ENTERPRISES, LLC,
a Tennessee limited liability company

By: _____
Name: Anne N. Kenny
Its: Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ANNE N. KENNY, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of TOUCHSTONE ENTERPRISES, LLC, a Tennessee limited liability company, the within-named bargainor, and that she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Chief Manager.

WITNESS my hand, at office this 11th day of March, 2015.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

_____
Affiant

Subscribed and sworn to before me this
11th day of March, 2015.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) All matters shown on the Plan of record in Book 4060, Page 82, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, TN R.L.S. #1512, Cherry Land Surveying, Inc., dated December 2, 2014, revised March 9, 2015, referencing Job No. 14192.