THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20150024039 DEEDWARR
Recvd: 04/01/15 14:58 7 pgs
Fees:38.00 Taxes:1850.00
20150401-0028365

ADDRESS NEW OWNER
Legacy One
c/o Jacobs, Cohen
& Associates, PLLC
401 Church St #2500
Nashville, TN 37219

SEND TAX BILLS TO
Same as New Owner

MAP/PARCEL
092-15-0-148.00
092-15-0-147.00
092-15-0-146.00

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, KEITH BARKSDALE, AS BOTH EXECUTOR OF AND SOLE HEIR TO THE ESTATE OF JOSEPHINE ANDREWS BARKSDALE ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto LEGACY ONE, a Tennessee general partnership ("Grantee" herein), its heirs, successors, and assigns, all of Grantor's right, title and interest, consisting of a one ninth ($1/9^{th}$) undivided 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

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 26th day of March, 2015.

Keith Barksdale, Executor of and Sole Heir to
the Estate of Josephine Andrews Barksdale

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Paul F. Soper, a Notary Public of the State and County aforesaid, personally appeared KEITH BARKSDALE, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 26th day of March, 2015.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/4/18

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $500,000.00.

Affiant

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

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/4/18

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being on the northwest corner of West End Avenue and 23rd Avenue, North and more particularly bounded and described as follows:

Being part of the Elliston Property, a plan of which is recorded in Book 21, Page 141, of the Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of said West End Avenue at its intersection with the westerly margin of said 23rd Avenue, running thence northerly with said westerly margin of said 23rd Avenue, North 160 feet to an alley; thence westerly with the southerly margin of said alley 50 feet; thence southerly and parallel with said 23rd Avenue, North 160 feet to the northerly margin of West End Avenue, and thence easterly with the northerly margin of said West End Avenue, 50 feet to the beginning.

Being the same property conveyed to SAM K. HARWELL, JR. by deed from FISK UNIVERSITY, A CORPORATION of record in Book 1025, Page 133, dated February 16, 1937, said Register's Office. SAMUEL K. HARWELL, JR. died testate on or about August 22, 1944. Pursuant to the terms of the will of Samuel K. Harwell, Jr. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, JOSEPHINE DOUGLASS HARWELL for life with remainder to their children. Said property was put into the trust for JOSEPHINE DOUGLASS HARWELL.

JOSEPHINE DOUGLASS HARWELL subsequently married and became known as JOSEPHINE DOUGLASS SMITH. JOSEPHINE DOUGLASS SMITH died on or about November 17, 1986. Upon her death a 1/3RD undivided interest in said property passed to THE EVALINA HARWELL TRUST FOR THE BENEFIT OF EVALINA HARWELL ANDREWS, a 1/3RD undivided interest to THE LEILA HARWELL TRUST FOR THE BENEFIT OF LEILA HARWELL FUQUA AND a 1/3RD undivided interest to SAMUEL KNOX HARWELL, III pursuant to the terms of the will of Samuel K. Harwell, Jr.

EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION has been appointed as sole Successor Trustee for The Evalina Harwell Trust by Order Approving Motion to Substitute Trustee of record in Instrument 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record in Instrument No. 20110321-0022121, said Register's Office. EQUITABLE TRUST COMPANY, TRUSTEE has since conveyed a 1/9TH UNDIVIDED INTEREST to JOSEPHINE ANDREWS, a 1/9TH UNDIVIDED INTEREST to JAMES DAVID ANDREWS, and a 1/9TH UNDIVIDED INTEREST to JONATHAN DOUGLASS ANDREWS by quitclaim deed of record in Instrument No. 20120702-0058162, said Register's Office.

JOSEPHINE ANDREWS BARKSDALE, A/K/A JOSEPHINE ANDREWS, died testate on or about January 23, 2015. She devised her 1/9th undivided interest in said property to her husband, KEITH P. BARKSDALE by will of record in Docket No. P7889, Chancery Court for Williamson County, Tennessee.

LEILA HARWELL FUQUA died testate on or about December 10, 1994. Upon her death a 1/3RD undivided interest in said property passed to KNOX H. FUQUA, STEWART VINCENT FUQUA AND

ALEXANDER S. FUQUA pursuant to the terms of the will of Samuel K. Harwell, Jr. ALEXANDER S. FUQUA, TRUSTEE OF THE LEILA HARWELL TRUST has conveyed said 1/3 undivided interest in said property to KNOX H. FUQUA, VINCENT S. FUQUA, AND ALEXANDER S. FUQUA by trustee's deed of record in Book 10045, Page 921, said Register's Office. KNOX H. FUQUA AND VINCENT S. FUQUA have conveyed their interest in said property to ALEXANDER S. FUQUA by quitclaim deed of record in Book 10045, Page 932, said Register's Office. ALEXANDER S. FUQUA has conveyed his 1/3rd undivided interest in said property to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20030506-0059854, said Register's Office.

SAMUEL KNOX HARWELL, III died testate on or about December 18, 1972, preceding his mother in death. Pursuant to the terms of the will of Samuel K. Harwell, Jr. his 1/3 undivided interest in said property passed to SAMUEL K. HARWELL, IV, F. RUSSELL HARWELL AND JAMES D. HARWELL. For further reference see Affidavit of Heirship of record in Instrument No. 20040416-0043385 and in Instrument No. 20040419+0044161, said Register's Office.

TRACT II

A certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the Elliston Property, a plan of which is of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, being undivided on said plan.

Said property begins on the westerly margin of 23rd Avenue North (formerly Elliston Avenue) 175 feet northerly from the northerly margin of West End Avenue, at the intersection of the northerly margin of a fifteen foot alley; thence, with said 23rd Avenue North, northerly fifty feet to the southerly margin of another proposed alley; thence, with the southerly margin of said last mentioned alley, westerly 100 feet; thence, southerly, parallel with 23rd Avenue North, fifty feet, to the northerly margin of the first mentioned alley; thence, with the northerly margin of said alley, easterly 100 feet to the beginning.

Being the same property conveyed to FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, SUCCESSOR CO-TRUSTEE WITH JOSEPHINE D. SMITH, U/W SAMUEL K. HARWELL, JR. by deed from THE GAMMA CHAPTER OF DELTA KAPPA EPSILON FRATERNITY of record in Book 2925, Page 128, dated July 6, 1958, said Register's Office. Pursuant to the terms of the will of Samuel K. Harwell, Jr. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, JOSEPHINE DOUGLASS HARWELL for life with remainder to their children. Said property was put into the trust for JOSEPHINE DOUGLASS HARWELL.

JOSEPHINE DOUGLASS HARWELL subsequently married and became known as JOSEPHINE DOUGLASS SMITH. JOSEPHINE DOUGLASS SMITH died on or about November 17, 1986. Upon her death a 1/3RD undivided interest in said property passed to THE EVALINA HARWELL TRUST FOR THE BENEFIT OF EVALINA HARWELL ANDREWS, a 1/3RD undivided interest to THE LEILA HARWELL TRUST FOR THE BENEFIT OF LEILA HARWELL FUQUA AND a 1/3RD undivided interest to SAMUEL KNOX HARWELL, III pursuant to the terms of the will of Samuel K. Harwell, Jr.

EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION has been appointed as sole Successor Trustee for The Evalina Harwell Trust by Order Approving Motion to Substitute Trustee of record in Instrument 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record in Instrument No. 20110321-0022121, said Register's Office. EQUITABLE TRUST COMPANY, TRUSTEE has since conveyed a 1/9TH UNDIVIDED INTEREST to JOSEPHINE

ANDREWS, a 1/9TH UNDIVIDED INTEREST to JAMES DAVID ANDREWS, and a 1/9TH UNDIVIDED INTEREST to JONATHAN DOUGLASS ANDREWS by quitclaim deed of record in Instrument No. 20120702-0058161, said Register's Office.

JOSEPHINE ANDREWS BARKSDALE, A/K/A JOSEPHINE ANDREWS, died testate on or about January 23, 2015. She devised her 1/9th undivided interest in said property to her husband, KEITH P. BARKSDALE by will of record in Docket No. P7889, Chancery Court for Williamson County, Tennessee.

LEILA HARWELL FUQUA died testate on or about December 10, 1994. Upon her death a 1/3RD undivided interest in said property passed to KNOX H. FUQUA, STEWART VINCENT FUQUA AND ALEXANDER S. FUQUA pursuant to the terms of the will of Samuel K. Harwell, Jr.

ALEXANDER S. FUQUA, TRUSTEE OF THE LEILA HARWELL TRUST has conveyed said 1/3 undivided interest in said property to KNOX H. FUQUA, VINCENT S. FUQUA, AND ALEXANDER S. FUQUA by trustee's deed of record in Book 10045, Page 921, said Register's Office. KNOX H. FUQUA AND VINCENT S. FUQUA have conveyed their interest in said property to ALEXANDER S. FUQUA by quitclaim deed of record in Book 10045, Page 932, said Register's Office. ALEXANDER S. FUQUA has conveyed his 1/3rd undivided interest in said property to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20030506-0059854, said Register's Office.

SAMUEL KNOX HARWELL, III died testate on or about December 18, 1972, preceding his mother in death. Pursuant to the terms of the will of Samuel K. Harwell, Jr. his 1/3 undivided interest in said property passed to SAMUEL K. HARWELL, IV, F. RUSSELL HARWELL AND JAMES D. HARWELL. For further reference see Affidavit of Heirship of record in Instrument No. 20040416-0043385 and in Instrument No. 20040419+0044161, said Register's Office.

TOGETHER with the right to use and occupy that portion of Alley No. 634-1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 61-195 in the County Court Clerk's Office for said County.

TRACT III

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being in the 21st Ward of the City of Nashville, and being a part of the Elliston Property in West Nashville, being undivided on said plan and of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Twenty Third Avenue North, formerly Elliston Avenue, one hundred and sixty (160) feet southerly from the southerly margin of Elliston Place, formerly the Harding Pike, thence southerly with the westerly margin of Twenty Third Avenue, forty (40) feet to the northerly margin of an alley, thence with said alley westerly one hundred (100) feet and thence northerly forty (40) feet (erroneously omitted from prior conveyance) and thence easterly one hundred (100) feet to the point of beginning on Twenty Third Avenue.

Being the same property conveyed to JOSEPHINE DOUGLAS SMITH AND FIRST AMERICAN NATIONAL BANK, CO-TRUSTEES UNDER THE WILL OF SAMUEL KNOX HARWELL by deed from JEAN BASS CRAWFORD of record in Book 3256, Page 541, dated August 17, 1961, said Register's Office. Pursuant to the terms of the will of Samuel K. Harwell, Jr. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, JOSEPHINE DOUGLASS HARWELL for life with remainder to their children. Said property was

put into the trust for JOSEPHINE DOUGLASS HARWELL.

JOSEPHINE DOUGLASS HARWELL subsequently married and became known as JOSEPHINE DOUGLASS SMITH. JOSEPHINE DOUGLASS SMITH died on or about November 17, 1986. Upon her death a 1/3RD undivided interest in said property passed to THE EVALINA HARWELL TRUST FOR THE BENEFIT OF EVALINA HARWELL ANDREWS, a 1/3RD undivided interest to THE LEILA HARWELL TRUST FOR THE BENEFIT OF LEILA HARWELL FUQUA AND a 1/3RD undivided interest to SAMUEL KNOX HARWELL, III pursuant to the terms of the will of Samuel K. Harwell, Jr.

EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION has been appointed as sole Successor Trustee for The Evalina Harwell Trust by Order Approving Motion to Substitute Trustee of record in Instrument 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record in Instrument No. 20110321-0022121, said Register's Office. EQUITABLE TRUST COMPANY, TRUSTEE has since conveyed a 1/9TH UNDIVIDED INTEREST to JOSEPHINE ANDREWS, a 1/9TH UNDIVIDED INTEREST to JAMES DAVID ANDREWS, and a 1/9TH UNDIVIDED INTEREST to JONATHAN DOUGLASS ANDREWS by quitclaim deed of record in Instrument No. 20120702-0058160, said Register's Office.

JOSEPHINE ANDREWS BARKSDALE, A/K/A JOSEPHINE ANDREWS, died testate on or about January 23, 2015. She devised her 1/9th undivided interest in said property to her husband, KEITH P. BARKSDALE by will of record in Docket No. P7889, Chancery Court for Williamson County, Tennessee.

LEILA HARWELL FUQUA died testate on or about December 10, 1994. Upon her death a 1/3RD undivided interest in said property passed to KNOX H. FUQUA, STEWART VINCENT FUQUA AND ALEXANDER S. FUQUA pursuant to the terms of the will of Samuel K. Harwell, Jr. ALEXANDER S. FUQUA, TRUSTEE OF THE LEILA HARWELL TRUST has conveyed said 1/3 undivided interest in said property to KNOX H. FUQUA, VINCENT S. FUQUA, AND ALEXANDER S. FUQUA by trustee's deed of record in Book 10045, Page 921, said Register's Office. KNOX H. FUQUA AND VINCENT S. FUQUA have conveyed their interest in said property to ALEXANDER S. FUQUA by quitclaim deed of record in Book 10045, Page 932, said Register's Office. ALEXANDER S. FUQUA has conveyed his 1/3rd undivided interest in said property to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20030506-0059854, said Register's Office.

SAMUEL KNOX HARWELL, III died testate on or about December 18, 1972, preceding his mother in death. Pursuant to the terms of the will of Samuel K. Harwell, Jr. his 1/3 undivided interest in said property passed to SAMUEL K. HARWELL, IV, F. RUSSELL HARWELL AND JAMES D. HARWELL. For further reference see Affidavit of Heirship of record in Instrument No. 20040416-0043385 and in Instrument No. 20040419+0044161, said Register's Office.

TOGETHER with the right to use and occupy that portion of Alley No. 634-1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 61-195 in the County Court Clerk's Office for said County.

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. 092-15-0-148.00, 092-15-0-147.00 and 092-15-0-146.00.

   Davidson County taxes for 2014, Map-Par. 092-15-0-148.00, $21,411.27, Unpaid, plus penalty, interest and cost, if any.

   Davidson County taxes for 2014, Map-Par. 092-15-0-147.00, $7,863.27, Unpaid, plus penalty, interest and cost, if any.

   Davidson County taxes for 2014, Map-Par. 092-15-0-146.00, $5,905.12, Unpaid, plus penalty, interest and cost, if any.

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Evalina Harwell Andrews, Trustee, Buckhead Investments LLC, James David Andrews, IV, Co-Trustee, Douglass Andrews, Co-Trustee, and Josephine Andrews Barksdale, Co-Trustee to Pinnacle National Bank, of record in Instrument No. 20031030-0159801, said Register's Office.

3. Subject to an alley closing and any easement(s) retained in Bill No. 61-195, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

4. Rights of others in and to party walls.