Davidson County DEEDWARR
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#32276

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32276-03-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $492,500.00. Affiant Subscribed and sworn to before me this 30th day of March, 2015. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

WARRANTY DEED

Address New Owner: River Road Investments, LLC 7135 Charlotte Pike Ste. 200 Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 102 13 0 A 001 00CO & 004

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Barrett, as Trustee of the Charles H. Geny Children's Irrevocable Trust U/A dated February 7, 1996**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **River Road Investments, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7135 Charlotte Pike Ste. 200, Nashville, TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of March, 2015.

Mark A. Barrett, Trustee **

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark A. Barrett, Trustee**, ** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2015.

Notary Public

My Commission Expires:

** of the Charles H. Geny Children's Irrevocable Trust U/A dated February 7, 1996

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 200, together with the appurtenant interest in the common elements of Charlotte Park Office Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20010601-0057105, corrected and amended in Instrument No. 20010911-0098794, amended and restated in Instrument No. 20030612-0081614, and further amended in Instrument No. 20130927-0101605, Register's Office for Davidson County, Tennessee, said units being depicted on the site plan attached as Exhibit "A" to the amendment to Master Deed in Instrument No. 20130927-0101605, and being located upon Lot No. 1 on the Plan of A & H Subdivision, of record in Plat Book 9700, page 911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Barrett, as Trustee of the Charles H. Geny Children's Irrevocable Trust U/A Dated February 7, 1996, by Quitclaim Deed dated April 21, 2008 from Geny Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20080425-0042563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Charlotte Park Office Condominium, of record in Instrument No. 20010601-0057105, amended and corrected in Instrument No. 20010911-0098794, amended and restated in Instrument No. 20030612-0081614, and further amended in Instrument No. 20130927-0101605, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 9700, page 911, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7154, page 287, Register's Office for Davidson County, Tennessee.
6. Easement to Electric Power Board of the City of Nashville of record in Book 2735, page 99, Register's Office for Davidson County, Tennessee.
7. Temporary Construction Easement of record in Instrument No. 20130426-0041849, Register's Office for Davidson County, Tennessee.
8. Deed of Trust executed by River Road Investments, LLC, a Tennessee limited liability company to Michael B. Russell, Trustee for benefit of Landmark Community Bank, a Tennessee banking corporation, in the amount of $2,000,000.00, recorded on September 27, 2013 as Instrument No. 20130927-0101606, in the Register's Office for Davidson County, Tennessee. (Tract I)

True Copy Certification

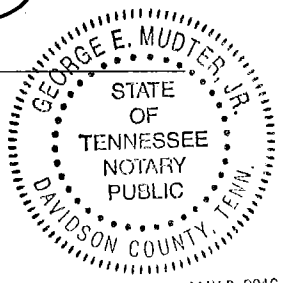
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016