This Instrument Was Prepared By:
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511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

BILL GARRETT, Davidson County
Trans:T20150028993 DEEDWARR
Recvd: 04/17/15 10:33 5 pgs
Fees:28.00 Taxes:4810.00
20150417-0034150

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL:
Corner Partnership, LLC **1920 Adelicia Street, Suite 500** **Nashville, TN 37212**	**Same**	**072-07-0-131.00** **072-07-0-132.00**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DC Partners, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Corner Partnership, LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in a certain tract or parcel of land situated within Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"):

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the Property. Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it. Grantor does hereby covenant to and with Grantee, its successors and assigns, to warrant and defend the title to the Property herein conveyed against the claims of all persons, subject to taxes for the current year which have been prorated and assumed by Grantee.

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

WITNESS our hands this 16 day of April, 2015.

GRANTOR:

DC PARTNERS, LLC

By: _____
Darrell Freeman, President/CEO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Freeman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he is the President/CEO of DC Partners, LLC, a Tennessee limited liability company the within named bargainor, and that he executed the within instrument for the purposes therein contained by signing his name as President/CEO of the limited liability company.

Witness my hand and notarial seal this 16th day of April, 2015.

Andrea P. Perry
Notary Public

My Commission Expires: 3/8/2016



{01193566.2 }

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,300,000.00.

Andrea P. Perry, as agent
Affiant

Subscribed and sworn to before me,
this 16th day of April, 2015.

Sharon L. Wilcox
NOTARY PUBLIC

My Commission Expires: 11-3-2015

SHARON L. WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Tract No. 1

Land in Davidson County, Tennessee and being Lot No. 9 of Block "A" on the Map of R.M. Dudley's Subdivision of a 30 acre tract of record in Book 974, page 8, Register's Office for Davidson County, Tennessee and, described according to a copy of a survey thereof made November 26, 1946, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at the northwest intersection of Riverside Boulevard and Williams Ferry Road; thence with the margin of Riverside Boulevard, northerly 50 feet to a point; thence westerly 300 feet to a stake in the easterly line of an alley; thence with the line of said alley, southerly 80.7 feet to a stake in the north margin of Williams Ferry Road; thence with the margin of the same, easterly 340 feet to the point of beginning.

INCLUDED in the foregoing description BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain portion of the said Lot No. 9 conveyed by Zella Gregory to Mary O. Howell by Deed dated December 17, 1949 of record in Book 1782, Page 223, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

Land in Davidson County, Tennessee, being the west part of Lot No. 9 on the Map of R. M. Dudley's Subdivision of Blocks "A" & "B" in the Subdivision of a 30-acre tract, of record in Book 974, Page 8, Register's Office for said County, said 30-acre Tract being of record in Book 421, Page 122, said Register's Office, described as follows:

Said part of said Lot fronts 125 feet on the northerly side of McGavock Pike, and runs back between lines, 73.5 feet on the east line and 80.7 feet, more or less, on the west line, along the east margin of an alley, to the south line of Lot No. 2-A, measuring 120 feet thereon.

Tract No. 2

Land in Davidson County, Tennessee and being part of Lot No. 2-A on the Map of R.M. Dudley's Subdivision of Block A and B in the Subdivision of a 30 acre tract, as of record in Book 974, page 8, Register's Office for said County.

Beginning at a point in the westerly margin of Riverside Boulevard 50 feet northerly from the northerly margin of Williams Ferry Road, said beginning point being the common corner of Lots 9 and 2-A of said plan, and running thence northerly along the westerly margin of Riverside Boulevard 50 feet to the corner of Lot 2-A and Lot 3 on said plan: thence westerly with the line between said two Lots 290 feet, more or less, to a point that would be in the westerly margin of an alley back of Lots 9, 1 and 2, if extended: thence in a southerly direction 80 feet, more or less, to the northwest corner of said alley; thence in an easterly direction along the dividing line between Lots Nos. 9 and 2-A, 315 feet to the point of beginning.

Being the same property conveyed to DC PARTNERS, LLC, A TENNESSEE LIMITED

LIABILITY COMPANY, by deed from RITA G. CATHEY, UNMARRIED, of record in Instrument No. 20060313-0028677, dated March 8, 2006, said Register's Office.