This instrument was prepared by:
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Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 04/23/15 12:56 6 pgs
Fees:33.00 Taxes:2220.00
20150423-0036497

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Hill Holdings 5123 Virginia Way, Suite A23 Brentwood, TN 37027	[SAME]	118-08-0-167.00 118-08-0-168.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE STUTTS FAMILY PARTNERSHIP, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto HILL HOLDINGS, a Tennessee general partnership ("Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 2503 and 2505 Eugenia Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of April, 2015.

THE STUTTS FAMILY PARTNERSHIP, a Tennessee general partnership

By: _____
Name: RANDALL R. STUTTS
Title: PARTNER

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Randall Stutts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of The Stutts Family Partnership, a Tennessee general partnership (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

STEPHANIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature

Stephanie Evans
Print Notary Name

NOTARY PUBLIC
My Commission Expires: 9.10.18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me this the 22 day of April, 2015.

Notary Public

My Commission Expires: 9.10.18

STEPHANIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, described as follows:

Tract One:

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

BEING Lot No. 31 on the plan of Grandview Height's Addition of record in Book 161, pages 14 and 15, said Register's Office.

SAID Lot No. 31 fronts 50 feet on the westerly side of Eugenia Avenue and extends back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to The Stutts Family Partnership by Quit Claim Deed from Walter R. Stutts and Evenlyn L. Stutts of record in Instrument No. 200212280160719, Register's Office for Davidson County, Tennessee.

Tract Two:

LAND in Davidson County, Tennessee, being Lot Nos. 32 and 33 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot No. 32 and 33 front 100 feet on the westerly side of Eugenia Avenue and runs back between parallel line with the southerly margin of Newsome Street, 150 feet to an alley.

BEING the same property conveyed to The Stutts Family Partnership by Quit Claim Deed from Evelyn L. Stutts of record in Instrument No. 200401280010695, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters as shown on Plat of record in Plat Book 161, pages 14 & 15, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

