Box 44

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20150032711 DEEDWARR
Recvd: 04/30/15 09:33 3 pgs
Fees:18.00 Taxes:3471.75
20150430-0038628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $938,310.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of April, 2015.

Notary Public

My Commission Expires:

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
3500 Charlotte Pike Partners Attn: George N. Spiva, Managing Partner 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map: 092-09 Parcels: 248.00, 249.00 250.00, 254.00 & 255.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Randy Stutts (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to 3500 Charlotte Pike Partners, a Tennessee general partnership (the "Grantee"), its successors, and assigns, certain real estate (the "Property") located in Davidson County, Tennessee, described as follows:

Tract 1

Being Lot No. 1 in the subdivision of the W. R. Wilson Tract, a plan of which is of record in the Plan Book No. 332, page 161, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 1 fronts 62.7 feet on the north side of Charlotte Avenue or Cedar Street, and extends back northwardly between parallel lines and with the western margin of Remy Street, 150 feet to an alley 15 feet wide.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20100422-0030483, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3500 Charlotte Avenue, Nashville, TN 37209.

Tract 2

Being Lot No. 2 on the plan of Subdivision of the W. R. Wilson Tract, a plan of which is of record in the Plan Book No. 332, page 161, of the Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly margin of Charlotte Avenue and extends back northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20100422-0030484, Register's Office for Davidson County, Tennessee.

This unimproved property known as 3502 Charlotte Avenue, Nashville, TN 37209.

Tract 3

Land in Davidson County, Tennessee, being Lot. No. 81 on the map of the Subdivision of W. R. Wilson Tract, of record in Book 332, page 161, Register's Office for said Comity.

Said Lot No. 81 fronts 50 feet on the easterly side of 36th Avenue North, formerly Fremont Street, and runs back 130 feet on the northerly line and 130.2 feet on the southerly line, with the northerly margin of an alley in the rear, measuring 43 feet thereon.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20080205-0011948, Register's Office for Davidson County, Tennessee.

This property is known as 408 36th Avenue, North, Nashville, Tennessee 37209.

Tract 4

Land in Davidson County, Tennessee, being Lot. No. 82 on the map of the Subdivision of W. R. Wilson Tract, of record in Book 332, page 161, Register's Office for said County.

Said Lot No, 82 fronts 50 feet on the easterly side of 36th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument No. 20080205-0011947, Register's Office for Davidson County, Tennessee.

This property is known as 410 36th Avenue, North, Nashville, Tennessee 37209.

Tract 5

Land in Davidson County, Tennessee being Lot No. 83 on the map of the Subdivision of the W R. Wilson Tract, West Nashville, as of record in Book 332, Page 161, Register's Office for said County.

Being said lot No. 83 fronts 50 feet on the easterly side of 36th Avenue, North, formerly Freemont Street and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Randy Stutts by Quitclaim Deed of record as Instrument Number 20080205-0011946, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 412 36th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) All matters shown on the Plan of record in Plat Book 332, page 161, Register's Office for Davidson County, Tennessee.

(2) Subject to property taxes for the year 2015, a lien not yet due and payable.

(3) Lease Agreement dated February 18, 2004 by and between W. S. Perry and Joe Barnes, Jr., Lessors, and The Lamar Companies, Lessee, and the Memorandum thereof of record as Instrument No. 20040421-0044927, said Register's Office.

This is improved property commonly known as 3500 & 3502 Charlotte Avenue and 408, 410 and 412 36th Avenue North, Nashville, Davidson County, Tennessee.

The Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 28 day of April, 2015.

RANDY STUTTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, RANDY 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of April, 2015.

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____