THIS INSTRUMENT PREPARED BY:	State of Tennessee County of Williamson
Alan T. Fister, Esq. 5115 Maryland Way, Suite 301 Brentwood, TN 37027 (615) 376-9800  	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00. Affiant Subscribed and sworn to before, this the 26th day of May, 2015. Lisa M. Roth Notary Public My Commission Expires: 2/19/18

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Stout Street Fund I, LP 1200 17th Street, Suite 880 Denver, CO 80202	Same	07213002000

WARRANTY DEED

For and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James T. Gaddis, II,** a Tennessee resident (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Stout Street Fund I, LP**, as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

SEE EXHIBIT A ATTACHED HERETO

This is improved property known as 933 McClurkan Ave., Nashville, TN 37206.

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants 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 by any action of Grantor, except for taxes for the year 2015 and all subsequent years.

Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through the actions of Grantor.

BILL GARRETT, Davidson County
Trans:T20150040628 DEEDWARR
Recvd: 05/26/15 14:26 3 pgs
Fees:18.00 Taxes:351.50
20150526-0048211

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

James T. Gaddis, II

STATE OF TENNESSEE

COUNTY OF Williamson

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared James T. Gaddis, II to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges himself to the Grantor of the property being conveyed and that he executed the foregoing instrument, for the purposes therein contained, by signing his name.

Witness my hand and seal in Brentwood, Tennessee, this the 20th day of May, 2015.

LISA M. ROTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lisa M. Roth
NOTARY PUBLIC

My Commission Expires 9/19/18

Exhibit "A"

Being Lot No. 81 on the Plan of Trevecca Subdivision of Renraw as of record in Plat Book 421, Page 72 and 73, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete and accurate description of said lot.

Subject to Plat of Record in Book 421, Pages 72 and 73, Register's Office of said county.

This being the same Property conveyed unto Jack Smith by Quitclaim Deed from Jack Smith and William Grisham recorded in the Davidson County Clerk's Office on January 10, 2007, as instrument 20070110-0004109.

And being the same property sold to James T. Gaddis, II, per Final Decree Confirming Sale of record as instrument no. 20110214-0012532, Register's Office for Davidson County, Tennessee.