BILL GARRETT, Davidson County
Trans:T20150042328 DEEDWARRSP
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Fees:23.00 Taxes:3052.50
20150601-0050376

SPECIAL WARRANTY DEED

FROM: Donald R. Barnett and
Catherine M. Barnett

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: JC Nwofia, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number
JC Nwofia, LLC 1805 Williamson Court Brentwood, TN 37024	Same	092-15-0C-302.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $825,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of May, 2015.

Notary Public

My Commission Expires: 3/8/2016

ANDREA P. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald R. Barnett and wife, Catherine M. Barnett** (collectively, the "Seller") by these presents does transfer, sell and convey unto **JC Nwofia, LLC, a Tennessee limited liability company** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 210 23rd Avenue North, Suite 302, Nashville, Davidson County, Tennessee 37203.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming by, through or under Seller, but not 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 29 day of May, 2015.

"SELLER"

Donald R Barnett

Donald R. Barnett

Catherine M Barnett

Catherine M Barnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald R. Barnett, the within named bargainor, 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 and seal, at office in Nashville, Tennessee, this 29 day of May, 2015.

Notary Public Traci Sellers

My Commission Expires: TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Catherine M. Barnett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29 day of May, 2015.

Notary Public Traci Sellers

My Commission Expires: TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of Maternal Fetal Group Plaza, A Horizontal Property Regime established by Master Deed of record in Instrument No. 20050531-0060900, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to DONALD R. BARNETT AND HIS WIFE, CATHERINE M. BARNETT by deed from SJF HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SJL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20050729-0089020, dated July 26, 2005, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year of 2015, a lien, not yet due and payable.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions contained in the Master Deed (and ByLaws) for Maternal Fetal Group Plaza, a Horizontal Property Regime, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050531-0060900, said Register's Office.

3. Monthly assessments as set forth in the Master Deed for Maternal Fetal Group Plaza of record in Instrument No. 20050531-0060900, said Register's Office.

4. Easements as set forth in the Master Deed for Maternal Fetal Group Plaza of record in Instrument No. 20050531-0060900, said Register's Office.

5. Subject to first right of refusal as set forth in the Master Deed for Maternal Fetal Group Plaza of record in Instrument No. 20050531-0060900, said Register's Office.