THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2015. Notary Public MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Highway 109 Partners and Stafford Partners No. 1 LP	NEW OWNER	
P.O. Box 426		10614015300 (Lot 8) 10614021300 (Lot 9)
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rodgers Properties, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Highway 109 Partners, a fifty (50%) interest, and Stafford Partners No. 1 LP, a Tennessee Limited Partnership, a fifty (50%) interest,**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 8 and 9 on the Plan of Commercial Park South, Second Revision, Resubdiivision of Lots 6, 7, 8, 9 & 10, of record in Instrument No. 20030422-0052789, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodgers Properties, a Tennessee general partnership by Quitclaim Deed from Lyle Lane Joint Venture, of record in Instrument No. 20030425-0055806, Register's Office for Davidson County, Tennessee, dated April 22, 2003 and recorded on April 25, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **137 and 145 Lyle Lane, Nashville, TN 37210.**

BILL GARRETT, Davidson County
Trans:T20150047953 DEEDWARR
Recvd: 06/16/15 16:08 2 pgs
Fees:13.00 Taxes:4625.00
20150616-0057427

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 Grantor's hand this the 12th day of June, 2015.

Rodgers Properties

BY: _____
Steve Thorne, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Steve Thorne,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of **Rodgers Properties, a Tennessee general partnership,** the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Partner.

Witness my hand and official seal this 12th day of June, 2015.

_____
Notary Public

My Commission Expires: March 8, 2016

