BILL GARRETT, Davidson County
Trans:T20150048475 DEEDWARR
Recvd: 06/18/15 08:37 2 pgs
Fees:13.00 Taxes:5663.28
20150618-0057995

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27234-1
Box 14

ADDRESS NEW OWNERS:
Old West Properties, LLC
c/o ELD Associates, LLC
832 Georgia Avenue, Suite 400
Chattanooga, TN 37402

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
118-11-0-004.00

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, RUSSELL T. HARRINGTON and wife, BRENDA M. HARRINGTON, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto OLD WEST PROPERTIES, LLC, a Georgia limited liability company, hereinafter called the "Grantee", its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in DAVIDSON County, Tennessee, being Lot No. 23 on the Plan of Berry Hill Subdivision, of record in Book 3300, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to RUSSELL TRENT HARRINGTON AND WIFE, BRENDA M. HARRINGTON by Deed dated April 30, 1998 from SUZANNE SHERROD, UNMARRIED, of record in Book 10952, Page 795, Register's Office for DAVIDSON County, Tennessee.

This is commercial property known as 2923 Berry Hill Drive, Nashville, TN 37204.

The above-described property is conveyed subject to the following:

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

2. Matters shown on the Plan of record in Book 3300, Page 20, Register's Office for Davidson County, Tennessee.

3. Matters shown on the ALTA/ACSM Land Title Survey dated June 2, 2015 prepared by R. Scot Cherry, Tennessee RLS# 1512, Cherry Land Surveying, Inc., bearing Job No. 15087 CW.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantors does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth above; and the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2015.

Russell T. Harrington

Brenda M. Harrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russell T. Harrington and Brenda M. Harrington, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of June, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,530,615.

Affiant

Subscribed and sworn to before me this
12th day of June, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 2/13/17