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

27171-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
AWC Partners c/o Alfred Williams and Company 410 S. Salisbury Street – Suite 200 Raleigh, NC 27601	New Owner	118-16-0-032.00

BILL GARRETT, Davidson County
Trans:T20150052531 DEEDWARR
Recvd: 06/30/15 13:16 3 pgs
Fees:18.00 Taxes:7215.00
20150630-0063065

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, the undersigned, **Selection Center Properties, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **AWC Partners**, a Tennessee general partnership, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 43 and 44 on the Plan of Sidco, Section Two, as of record in Plat Book 2331, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Selection Center Properties, LLC by deed from Farzin Ferdowsi of record as Instrument No. 20080312-0025035, Register's Office for Davidson County, Tennessee.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors 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, the Grantor has executed this instrument this 29th day of June, 2015.

SELECTION CENTER PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Stacy Swaby, Member

By: _____
William Swaby, Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacy Swaby and William Swaby with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of SELECTION CENTER PROPERTIES, LLC, a Tennessee limited liability company, the within-named bargainor, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by themselves as Members.

WITNESS my hand, at office this 29th day of June, 2015.

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00.

_____
Affiant

Subscribed and sworn to before me this
29th day of June, 2015.

_____
Notary Public
My Commission Expires: Sept. 11th, 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

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

2. All matters shown on the plan of Sidco Section Two, of record in Book 2331, Page 93, Register's Office for Davidson County, Tennessee.

3. Easements for the use of all sewage facilities and equipment as set out in the deed of record in Book 2486, Page 314 and further conveyed into the City of Nashville of record in Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

4. Temporary Construction Easement of record in Book 4124, Page 280, Register's Office for Davidson County, Tennessee.