BOX 10-A ①

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, Tennessee 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2015 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150053538 DEEDWARR
Recvd: 07/02/15 11:51 2 pgs
Fees:13.00 Taxes:5920.00
20150702-0064255

GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warfield Development, LLC	NEW OWNER	131-02-0-058.00 131-02-0-059.00 131-02-0-060.00 131-02-0-061.00
400 Overbeck Ln., Ste. 201		
Nashville, TN 37204		

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, WE, **James A. Terrell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warfield Development, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, 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. 6, 7, 8, 9 and the westerly 50 feet of Lot No. 10 on the Plan of Colonial Heights, of record in Plat Book 1130, Page 102, 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 a portion of the same property conveyed to Terry B. Holleman and James A. Terrell, joint tenants with rights of survivorship, by General Warranty Deed from Mary Joyce Lynch, in her capacity as Trustee of the Edward Niederhauser Trust A & B and in her capacity as Executrix of the Estate of Mary Frank Niederhauser, of record in Instrument No. 20020830-0105507, dated August 28, 2002 and recorded on August 30, 2002, as corrected by Corrected General Warranty Deed in Instrument No. 20040305-0025758, dated February 24, 2004 and recorded March 5, 2004, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Terry B. Holleman and James A. Terrell, tenants in common by Quitclaim Deed from Terry B. Holleman and James A. Terrell, joint tenants with rights of survivorship, , dated September 30, 2002 and recorded on October 8, 2002, of record in Instrument No. 20021008-0122481, as re-recorded on November 5, 2002 in Instrument No. 20021105-0135628 and re-re-recorded on December 2, 2002 in Instrument No. 20021202-0147599, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James A. Terrell by Quitclaim Deed from Terry B. Holleman and wife, Debbi Gipson-Holleman, of record in Instrument No. 20040930-0117882, Register's Office for Davidson County, Tennessee, dated September 23, 2004 and recorded on September 30, 2004.

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 () UNIMPROVED

(X) IMPROVED property known as **1912 - 1924 Warfield Drive, Nashville, TN 37215.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, **STE 300**
NASHVILLE, TN 37215

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 my hand this the 30th day of June, 2015.

James A. Terrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Terrell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2015.

My Commission expires: _____

Notary Public