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

BILL GARRETT, Davidson County
Trans:T20150056753 DEEDWARR
Recvd: 07/14/15 08:31 4 pgs
Fees:23.00 Taxes:2727.64
20150714-0068228

27227-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
War Eagle 1 Partnership, GP 782 Melrose Avenue Nashville, TN 37211	New Owner	119-09-0-139.00

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, the undersigned, **RIVERSIDE, 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 **WAR EAGLE 1 PARTNERSHIP,** a Tennessee general partnership (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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 B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of July, 2015.

GRANTOR:

RIVERSIDE LLC, a Tennessee limited liability company

By: _____
Name: Charles G. Myers
Its: Managing Member

STATE OF Tennessee]
COUNTY OF Davidson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles G. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the Managing Member of RIVERSIDE LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Managing Member.

WITNESS my hand, at office this 13 day of July, 2015.

Notary Public
My Commission Expires:

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

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $737,200.00 ~~$736,750.00~~

Affiant

Subscribed and sworn to before me this
13 day of July, 2015.

Notary Public
My Commission Expires:

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

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set on the southerly right-of-way line of Carter Street at a corner common with Robert Wade Eitniear, as of record in Book 10414, Page 15, at the Register's Office for Davidson County, Tennessee, said point being 232.5 feet in a westerly direction along the southerly side of Carter Street from the Southwest corner of Foster Avenue and Carter Street, said ;

Thence with the westerly property line of Robert Wade Eitniear and Nancy Stanley, as of record in Deed Instrument No. 200904070031923, at said Register's Office, South 16 deg 32 min 22 sec East 378.10 feet to a point passing a witness iron rod set at 370.00 feet, said point being on the northerly property line of Nancy Stanley, as of record in Deed Instrument No. 200705140057454, at said Register's Office;

Thence with the northerly property line of Nancy Stanley, South 59 deg 32 min 57 sec West, 135.00 feet to an iron rod set;

Thence South 30 deg 38 min 48 sec West, 132.00 feet to an iron rod set on the easterly property line of Metro Government Coleman Park Property, as of record in Book 936, Page 630, at said Register's Office;

Thence with the easterly property line of Metro Government Coleman Park, North 28 deg 13 min 38 sec West, 40.00 feet to an iron rod set at a corner common with Unicorn Advertising, as of record in Book 8063, Page 481, at said Register's Office;

Thence with the easterly property line of Unicorn Advertising, North 28 deg 58 min 38 sec West, 283.54 feet to an existing iron rod;

Thence South 60 deg 46 min 22 sec West, 35.85 feet to an existing iron rod; Thence North 28 deg 57 min 19 sec West, 246.05 feet to an existing iron rod at a corner common with Dayna Fuqua, as of record in Deed Instrument No. 200602140017715, at said Register's Office;

Thence with the southerly property line of Dayna Fuqua and the southerly terminus of Fannie Williams Street, North 52 deg 24 min 53 sec East, 41.10 feet to an iron rod set at a corner common with Urbano Martinez, as of record in Book 10303, Page 880, at said Register's Office;

Thence with the southerly property line of Urbano Martinez, North 63 deg 45 min 49 sec East, 141.00 feet to an existing iron rod at a corner common with Sherry Bradford, as of record in Book 9948, Page 382, at said Register's Office;

Thence with the southerly property line of Sherry Bradford, North 65 deg 30 min 49 sec East, 60.00 feet to an iron rod set on the southerly right-of-way line of Carter Street;

Thence with the southerly right-of-way line of Carter Street, South 73 deg 51 min 53 sec East, 176.00 feet to the point of beginning, containing 154,729 square feet (3.55 acres more or less).

BEING all of the same property conveyed to Riverside, LLC by Warranty Deed dated October 14, 2010 from Nancy Rich Stanley, three-fourths (3/4ths) undivided interest and Donald R. Stanley, a one-fourth (1/4th) undivided interest, of record in Instrument No. 20101020-0084068, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 11909013900

2. Matters shown on the ALTA/ACSM Land Title Survey of 311 Carter Street, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated May 29, 2015 as Job Number 15081MHC.