This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/27/15 13:12 2 pgs
Fees:13.00 Taxes:1335.70
20150727-0073616

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of July, 2015, by and between Arthur Avenue LLC, a Tennessee Limited Liability Company, party of the first part, and Upper Cumberland Anesthesia Associates PC 401(k) Profit Sharing Plan FBO Robert Landry, The Trust Company of Knoxville, Trustee, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land situated in Davidson County, Tennessee, Unit A, as established in Declaration of Covenants, Conditions and Restrictions for The Arthur Avenue Townhomes, A Horizontal Property Regime with Private Elements of record at Instrument No 20141009-0093852 and amended at Instrument No. 20141015-0095266 in the Register's Office for Davidson County, Tennessee with Plat attached at Instrument No. 20141009-0093852 as "Exhibit B" for a more particular description of said property.

Being all or part of the same property conveyed to ~~Being the same property previously conveyed to~~ Arthur Avenue, LLC by virtue of Quit Claim Deed dated October 8, 2014 at Instrument No. 20141015-0095264 in the Register's Office of 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and Restrictions at Instrument No's 20141009-0093852, 20141015-0095266; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Arthur Avenue LLC
By: Robert Hudson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Robert Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Arthur Avenue LLC the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Member.

WITNESS my hand and official seal at office this 24th day of July, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Upper Cumberland Anesthesia Associates PC 401(k) Profit Sharing Plan FBO Robert Landry, The Trust Company of Knoxville, Trustee
4823 Old Kingston Pike Suite 100, Knoxville, TN 37919

Tax Parcel No 08112026200

Property Address: 1538 Arthur Avenue
Nashville, TN 37208

MAIL TAX BILLS TO: **Upper Cumberland Anesthesia Associates PC 401(k) Profit Sharing Plan FBO Robert Landry, The Trust Company of Knoxville, Trustee 4823 Old Kingston Pike Suite 100, Knoxville, TN 37919**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $361,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C Walsh
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of July, 2015.

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY