BILL GARRETT, Davidson County
Trans:T20150065088 DEEDWARR
Recvd: 08/05/15 15:52 7 pgs
Fees:38.00 Taxes:4810.00
20150805-0078173

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC
1704 Charlotte, Suite 105
Nashville, TN 37203

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Legacy One c/o Jacobs, Cohen & Associates, PLLC 401 Church St #2500 Nashville, TN 37219	Same as New Owner	104-12-0-003.00 104-08-0-118.00 104-08-0-117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KEITH P. BARKSDALE** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **LEGACY ONE**, a Tennessee general partnership ("Grantee" herein), its heirs, successors, and assigns, all of Grantor's right, title and interest, consisting of a **ONE SIXTH (1/6th)** undivided interest, in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth on Exhibit B attached hereto.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 31ST day of July, 2015.

Keith P. Barksdale

STATE OF Florida)
COUNTY OF Brevard)

Before me, Kristina Hardin, a Notary Public of the State and County aforesaid, personally appeared KEITH BARKSDALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 31 day of July, 2015.

Notary Public

My Commission Expires: Nov 13, 2017

KRISTINA HARDIN
MY COMMISSION # 1384859
EXPIRES: Nov. 13, 2017

STATE OF Florida
COUNTY OF Brevard

The actual consideration for this transfer or value of property (whichever is greater) is $1,300,000.00.

Affiant

Sworn to and subscribed before me this 31st day of July, 2015.

Notary Public

My Commission Expires: Nov. 13, 2017

KRISTINA HARDIN
MY COMMISSION # 1384859
EXPIRES: Nov. 13, 2017

EXHIBIT A

LEGAL DESCRIPTION

TRACT I:

Land in Davidson County, Tennessee, being a part of the old Tollgate Lot, shown on the Plan of Edward C. Scruggs' Subdivision of certain lots of Burch Orchard and Read Tracts, of record in Book 57, Page 114, Register's office for said County, and described according to a survey made by Geo. W. Watkins, Surveyor, dated July 25, 1950, as follows:

Beginning at a point in the westerly margin of 21st Avenue South, or Hillsboro Pike, as now widened and located, 50 feet south of the south margin of Belcourt Avenue, as widened and located; thence westwardly along a line 50 feet southerly from and parallel to the southerly margin of Belcourt Avenue, as now widened and located, 126.5 feet to a point; thence southwardly with a line 126.5 feet westerly from and parallel to the westerly margin of 21st Avenue South, or Hillsboro Pike, 88 feet to the north margin of an alley; thence with the margin of the same, easterly 126.5 feet to the westerly margin of 21st Avenue South; thence with the margin of the same, northerly 88 feet to the beginning.

Being part of the same property conveyed to EVALINA HARWELL ANDREWS, CO-TRUSTEE UNDER THE WILL OF SAMUEL KNOW HARWELL, JR. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, and LEILA H. FUQUA by installment deed from FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE UNDER THE WILL OF MRS. LUCY W. MERIWETHER of record in Book 4446, Page 952, dated September 1, 1970, said Register's Office.

LEILA H. FUQUA died testate on or about December 10, 1994. She devised her one-half (1/2) undivided interest in said property to her children; namely, KNOX H. FUQUA, VINCENT S. FUQUA AND ALEXANDER S. FUQUA by will of record in Will Book 195, Page 533, Probate Court for Davidson County, Tennessee. For further reference, see Affidavit of Heirship of record in Instrument No. 20040416-0043385, Instrument No. 20040419-0044161 and executor's deed of record in Book 10045, Page 927, said Register's Office. KNOX H. FUQUA AND VINCENT S. FUQUA have conveyed their interest in said property to ALEXANDER S. FUQUA by quitclaim deed of record in Book 10045, Page 932, dated December 22, 1995, corrected in Instrument No. 20150714-0068662, dated July 10, 2015, said Register's Office. ALEXANDER S. FUQUA has conveyed his interest to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20030506-0059854, dated January 1, 2003, corrected in Instrument No. 20150714-0068663, dated July 13, 2015, said Register's Office.

EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION has been appointed as sole successor trustee for the EVALINA HARWELL ANDREWS TRUST by Order Approving Motion To Substitute Trustee of record in Instrument No. 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record in Instrument No. 20110321-0022121, said Register's Office. EQUITABLE TRUST COMPANY, TRUSTEE has conveyed the Trust's one-half (1/2) undivided interest in said property to JOSEPHINE ANDREWS, A/K/A JOSEPHINE ANDREWS BARKSDALE, a 1/6th undivided interest, JAMES DAVID ANDREWS, a 1/6th undivided interest, and JONATHAN DOUGLASS ANDREWS, a 1/6th undivided interest by trustee's quitclaim deed of record in Instrument No. 20120702-0058163, dated June 29, 2012, said Register's Office.

JOSEPHINE ANDREWS BARKSDALE, A/K/A JOSEPHINE ANDREWS died testate on or about January 23, 2015. She devised her 1/6th undivided interest in said property to her husband, KEITH P. BARKSDALE by will of record in Docket No. P7889, Chancery Court for Williamson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being a part of the old Tollgate Lot, shown on the Plan of Edward C. Scruggs' Subdivision of certain lots of Burch Orchard and Read Tracts, of record in Book 57, Page 114, Register's Office for said County, and described according to a survey made by Geo. W. Watkins, Surveyor, dated July 25, 1950, as follows:

Beginning on the southerly margin of Belcourt Avenue, as widened, 126.5 feet westerly from the westerly of 21st Avenue South, as widened, formerly the Hillsboro Pike; thence with the southerly margin of Belcourt Avenue, westwardly 104 feet to the northeast corner of Lot No. 1 on said Scruggs plan; thence with the easterly line of said Lot No. 1 southwardly 138 feet to the northerly margin of an alley; thence with said alley eastwardly 104 feet to a point 126.5 feet westerly from the westerly margin of 21st Avenue South, as widened; thence northwardly 138 feet to the beginning.

Being part of the same property conveyed to EVALINA HARWELL ANDREWS, CO-TRUSTEE UNDER THE WILL OF SAMUEL KNOW HARWELL, JR. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, and LEILA H. FUQUA by installment deed from FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE UNDER THE WILL OF MRS. LUCY W. MERIWETHER of record in Book 4446, Page 952, dated September 1, 1970, said Register's Office.

LEILA H. FUQUA died testate on or about December 10, 1994. She devised her one-half (1/2) undivided interest in said property to her children; namely, KNOX H. FUQUA, VINCENT S. FUQUA AND ALEXANDER S. FUQUA by will of record in Will Book 195, Page 533, Probate Court for Davidson County, Tennessee. For further reference, see Affidavit of Heirship of record in Instrument No. 20040416-0043385 and in Instrument No. 20040419-0044161, said Register's Office. KNOX H. FUQUA AND VINCENT S. FUQUA have conveyed their interest in said property to ALEXANDER S. FUQUA by quitclaim deed of record in Book 10045, Page 932, dated December 22, 1995, corrected in Instrument No. 20150714-0068662, dated July 10, 2015, said Register's Office. ALEXANDER S. FUQUA has conveyed his interest to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20030506-0059854, dated January 1, 2003, corrected in Instrument No. 20150714-0068663, dated July 13, 2015, said Register's Office.

EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION has been appointed as sole successor trustee for the EVALINA HARWELL ANDREWS TRUST by Order Approving Motion To Substitute Trustee of record in Instrument No. 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record in Instrument No. 20110321-0022121, said Register's Office. EQUITABLE TRUST COMPANY, TRUSTEE has conveyed the Trust's one-half (1/2) undivided interest in said property to KEITH P. BARKSDALE, a 1/6th undivided interest, JAMES DAVID ANDREWS, a 1/6th undivided interest, and JONATHAN DOUGLASS ANDREWS, a 1/6th undivided interest by trustee's quitclaim deed of record in Instrument No. 20150720-0070729, dated July 20, 2015,, said Register's Office.

TRACT III:

Land in Davidson County, Tennessee, being the east one-half of Lot No. 1 on the E. C. Scruggs Subdivision of the "Burch Orchard" Tract, a plan of which is of record in Book 57, Page 114, Register's Office for said County,

Said east one-half of Lot No. 1 fronts 50 feet on the south side of Belcourt Avenue, formerly Carlton Avenue, and runs back between parallel lines 138 feet to an alley.

TRACT IV:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 1 on the Plan of E. C.

Scruggs Subdivision, as of record in Book 57, Page 114, Register's Office for said County.

Said west one-half of Lot No. 1 fronts 50 feet on the south side of Belcourt Avenue, formerly Carlton Avenue, and extends back between parallel lines 138 feet, erroneously referred to as 164 feet in prior conveyances, to an alley.

THE SAID TRACTS III AND IV being the same property conveyed to JOSEPHINE DOUGLASS SMITH, SAM K. HARWELL, III, E. HARWELL ANDREWS AND FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEES UNDER CERTAIN TRUSTS ESTABLISHED UNDER THE WILL OF SAMUEL K. HARWELL, JR. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, by deed from MCEWELL CORPORATION of record in Book 6445, Page 296, dated September 30, 1969, said Register's Office.

Pursuant to the terms of the will of SAMUEL K. HARWELL, JR. of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, JOSEPHINE DOUGLASS HARWELL, A/K/A JOSEPHINE DOUGLASS SMITH for life with the remainder to their children; namely, SAMUEL KNOX HARWELL, III, LEILA HARWELL FUQUA, AND EVALINA HARWELL ANDREWS, A/K/A E. HARWELL ANDREWS. JOSEPHINE DOUGLASS SMITH died on or about November 17, 1986.

SAMUEL KNOX HARWELL, III died testate on or about December 18, 1972, preceding his mother in death. Pursuant to the terms of the will of Samuel K. Harwell, Jr., his 1/3rd undivided interest in said property passed to SAMUEL K. HARWELL, IV, FRED RUSSELL HARWELL AND JAMES D. HARWELL. For further reference, see Affidavit of Heirship of record in Instrument No. 20040416-0043385 and in Instrument No. 20040419-0044161, said Register's Office.

SAMUEL K. HARWELL, IV, FRED RUSSELL HARWELL AND JAMES D. HARWELL conveyed their 1/3rd undivided interest in said property to EVALINA HARWELL ANDREWS, TRUSTEE AND ALEXANDER S. FUQUA by quitclaim deed of record in Instrument No. 199912100302033, dated October 25, 1999, said Register's Office.

LEILA HARWELL FUQUA died testate on or about December 10, 1994. Pursuant to the terms of the will of SAMUEL K. KNOX, JR., her 1/3rd undivided interest passed to KNOX H. FUQUA, STEWART VINCENT FUQUA AND ALEXANDER S. FUQUA. ALEXANDER S. FUQUA, TRUSTEE OF THE LEILA HARWELL TRUST has conveyed said 1/3rd undivided interest to KNOX H. FUQUA, VINCENT S. FUQUA AND ALEXANDER S. FUQUA by trustee's deed of record in Book 10045, Page 921, dated December 22, 1995, said Register's Office. KNOX H. FUQUA AND VINCENT S. FUQUA have conveyed their interest to ALEXANDER S. FUQUA by quitclaim deed of record in Book 10045, Page 932, dated December 22, 1995, corrected in Instrument No. 20150714-0068662, dated July 10, 2015, said Register's Office. ALEXANDER S. FUQUA has conveyed his interest to BUCKHEAD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20030506-0059854, dated January 1, 2003, corrected in Instrument No. 20150714-0068663, dated July 13, 2015, said Register's Office.

EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION has been appointed as sole successor trustee for the EVALINA HARWELL TRUST by Order Approving Motion To Substitute Trustee of record in Instrument No. 20110112-0003300, said Register's Office. Notice of Appointment of Successor Trustee of record in Instrument No. 20110321-0022121, said Register's Office. EQUITABLE TRUST COMPANY, TRUSTEE has conveyed a 1/6th undivided interest to JOSEPHINE ANDREWS, A/K/A JOSEPHINE ANDREWS BARKSDALE, a 1/6th undivided interest to JAMES DAVID ANDREWS and a 1/6th undivided interest to JONATHAN DOUGLASS ANDREWS by quitclaim deed of record in Instrument No. 20120702-0058157 and in Instrument No. 20120702-0058158, dated June 29, 2012, said Register's Office.

JOSEPHINE ANDREWS BARKSDAE, A/K/A JOSEPHINE ANDREWS died testate on or about January 23, 2015. She devised her 1/6th undivided interest to her husband, KEITH P. BARKSDALE by will of record in Docket No. P7889, Chancery Court for Williamson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 104-12-0-003.00, 104-08-0-118.00 and 104-08-0-117.00

2. Matters shown on the Plan of record in Book 57, Page 111, said Register's Office.

3. Subject to a partition action in the Chancery Court for Davidson County, Tennessee, in Case No. 15-0450-IV.