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Box 4

BILL GARRETT, Davidson County
Trans:T20150075824 DEEDWARR
Recvd: 09/04/15 13:58 3 pgs
Fees:18.00 Taxes:7677.50
20150904-0090560

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF) COUNTY OF) The actual consideration or value, whichever is greater, for this transfer is $2,075,000.00. Affiant Subscribed and sworn to before me, this 31st day of September, 2015. Notary Public My Commission Expires: 5/31/19

JUDITH P. PIERCE NOTARY PUBLIC REG # 220250 MY COMMISSION EXPIRES 5/31/2019 COMMONWEALTH OF VIRGINIA

Address New Owner As Follows: Tuckahoe Real Estate Holdings, LLC 5004 Monument Avenue Richmond, Virginia 23230	Send Tax Bills To: New Owner	Map-Parcel Number: 034-15-0-037.00 & 034-15-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NORTHGATE HOLDINGS, INC., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TUCKAHOE REAL ESTATE HOLDINGS, LLC, a Delaware**

limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 and 10, as shown on the map entitled the Plan of Northgate Business Park, of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Northgate Holdings, Inc., a Tennessee corporation, by deed from Linear Logic, Inc., a Tennessee corporation, of record in Instrument No. 20070918-0111640 and corrected by Scrivener's Error Affidavit of record in Instrument No. 20080423-0041557, dated September 17, 2007, said Register's Office. Amy Bryson Smith was appointed as Plan Administrator for Northgate Holdings, Inc.'s parent company, New Life International, in accordance with the Chapter 11 Plan of Liquidation Dated April 30, 2014 and the Agreed Order Unconditionally Confirming Debtor's Proposed Chapter 11 Plan of Liquidation, as Amended, both as entered in the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 13-10974.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6900, page 889, said Register's Office.

3. Terms and conditions of Declaration of Protective Covenants and Owner's Association for Northgate Business Park contained in instrument of record in Book 7687, page 513, said Register's Office.

4. Flowage Easement of record in Book 2279, page 1, said Register's Office.

5. Sanitary Sewer Easement of record in Book 8664, page 74, said Register's Office.

This is improved property known as: **1233 Northgate Business Parkway, Madison, TN 37115** and unimproved property known as: **1237 Northgate Business Parkway, Madison, TN 37115.**

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, unless otherwise herein set out; and further covenants and binds 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 person whomsoever.

WITNESS the execution of this document this the 31st day of August, 2015.

NORTHGATE HOLDINGS, INC.,
a Tennessee corporation

By: _____
Name: Amy Bryson Smith
Title: Plan Administrator for Northgate Holdings, Inc.'s parent company, New Life International, in accordance with the Chapter 11 Plan of Liquidation Dated April 30, 2014 and the Agreed Order Unconditionally Confirming Debtor's Proposed Chapter 11 Plan of Liquidation, as Amended, both as entered in the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 13-10974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Bryson Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Plan Administrator of the parent company of the maker or a constituent of the maker and is authorized by the parent company of the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of August, 2015.

_____
Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

614634.1/20137027