THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27431-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
1st Tracks, GP 532 Hunting Hills Drive Mt. Juliet, Tennessee 37122	New Owner	08311005800

BILL GARRETT, Davidson County
Trans:T20150079427 DEEDWARR
Recvd: 09/18/15 09:05 3 pgs
Fees:18.00 Taxes:814.00
20150918-0094773

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, **SAMMY RAY MATHIS**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **1ST TRACKS, GP, a Tennessee general partnership**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 27 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 65 feet on the southeasterly side of Sky View Drive and runs back between lines 184.8 feet on the northerly line and 181 feet on the southwesterly line, to a dead line in the rear measuring 100 feet thereon.

BEING all of the same property conveyed to Wood Mathis and wife, Kathleen B. Mathis by Warranty Deed dated August 1, 1955 from Wilson H. Goodrich and wife, Katherine N. Goodrich of record in Book 2447, Page 475. The said Wood Mathis being one and the same person as Palmer Wood Mathis having since died on February 14, 1994. The said Kathleen B. Mathis having since died on May 15, 2015. The said Palmer Wood Mathis having died intestate, the same property passed to his wife Kathleen B. Mathis who, having also died intestate, the same property passed to their only child Sammy Ray Mathis by Affidavit of Heirship, of record in Instrument No. 20150616-0057171, Register's Office for 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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that he 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 A; and Grantor does further covenant and bind himself, his heirs 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 17th day of September, 2015.

Sammy Ray Mathis

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sammy Ray Mathis**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of September, 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 $220,000.00.

Affiant

Subscribed and sworn to before me this
17th day of September, 2015.

Notary Public
My Commission Expires:

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

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 083-11-0-058-00.

2. Matters shown on the Plan of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

3. Restrictions and Easements as set out in the Deed in Book 1140, Page 182.