This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2015

Notary Public

My Commission Expires: 12-18-17

BILL GARRETT, Davidson County
Trans: T20150081174 DEEDWARR
Recvd: 09/24/15 08:35 3 pgs
Fees: 18.00 Taxes: 259.00
20150924-0096897

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Philip Davis Construction Company, LLC		126-16-0A-637.00CO
1030 Boxwood Drive	OWNER	126-16-0A-662.00CO
Franklin, TN 37069		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CPS Land, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Philip Davis Construction Company, LLC** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 508 and 562 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CPS Land, LLC by Deed from Riverwalk Development Partners, dated December, 22, 2010, of record in Instrument No. 20101229-0103608, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

See attached exhibit "A"

This is improved property known as: Lots 508 and 562 Parkview at Riverwalk, Nashville, TN

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of September, 2015

CPS Land, LLC

By: Lisa Carnes
Lisa Carnes, ~~Secretary~~ Controller CPS Land LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Lisa Carnes**, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the ~~Secretary~~ of CPS Land, LLC, the bargainor, a Tennessee Limited Liability Company, and that she as such Secretary, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by herself as such Secretary.

Witness my hand, at Brentwood, Tennessee, 21st day of September, 2015.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-18-17

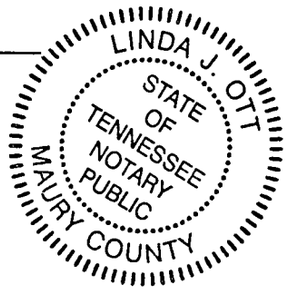


EXHIBIT A
Permitted Encumbrances

1. County taxes, alll subsequent years including 2015 a lien, not yet due and payable.

2. Plan of Newsome Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Register's Office for said County.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-00725538, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143657 and Instrument No. 20040826-0103240, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. All matters set forth in plat of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee.