This Instrument Was Prepared By:
Jack F. King, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 10/16/15 16:12 4 pgs
Fees:23.00 Taxes:1924.00
20151016-0105759

Address New Owner(s):
Fresh Capital Acquisitions, LLC
1309 Briarville Road
Madison, TN 37115-5158

Send Tax Bills to
New Owner

Tax Information:
Map: 082-09
Parcels: 493.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM D. SAYLES, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FRESH CAPITAL ACQUISITIONS, LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 1306 3rd Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor, through its duly authorized officer has executed this instrument on this 16T day of October, 2015.

WILLIAM D. SAYLES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JACK F KING JR, a Notary Public in and for said County and state, duly commissioned and qualified, WILLIAM D. SAYLES, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 16th day of October, 2015.

Notary Public
My commission expires: May 3, 2016

JACK F. KING JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me,
this 16th day of October, 2015.

Notary Public
My Commission Expires: May 3 2016

JACK F. KING JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of a part of Lots 9 & 10, Plan of H. W. McGavock's Addition to Nashville of record in Instrument No. 200511040133879, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Sayles, unmarried by deed from Peter Kipley of record in Instrument No. 201310210109329, Register's Office for Davidson County, Tennessee.

EXHIBIT A

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

