PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

BILL GARRETT, Davidson County
Trans:T20150093020 DEEDWARR
Recvd: 11/02/15 10:50 4 pgs
Fees:23.00 Taxes:1794.50
20151102-0111085

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 TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $485,000.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2015. Notary Public My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:
Peachtree Hills, LLC
3286 Southall Road
Franklin, TN 37064-9259

Send Tax Bills To:
SAME

Map-Parcel Number:
132-11-0-088.00

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, **STEVEN B. PARKER AND INDEPENDENCE TRUST COMPANY, CO-TRUSTEES OF THE YOUNG FAMILY TRUST U/W/O H. C. YOUNG, JR., F/B/O BARBARA YOUNG BEHAR, AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST AS TENANT IN COMMON; STEVEN B. PARKER AND INDEPENDENCE TRUST COMPANY, CO-TRUSTEES OF THE YOUNG FAMILY TRUST U/W/O H. C. YOUNG, JR. F/B/O CHARLES P. YOUNG, AS TO A ONE THIRD (1/3) UNDIVIDED INTEREST AS TENANT IN COMMON, AND STEVEN B. PARKER AND INDEPENDENCE TRUST COMPANY, CO-TRUSTEES OF THE YOUNG FAMILY TRUST U/W/O H. C. YOUNG, JR., F/B/O JAY YOUNG AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST, AS TENANT IN COMMON** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PEACHTREE HILLS, LLC**, an Alabama 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:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located between Sidco Drive and Interstate 65, known as Lot No. 4 on the Plan of South Plaza II, of record in Book 5200, page 441, Register's Office for Davidson County, Tennessee, being 908 ± feet north of the northerly margin of Elysian Fields Road and being more particularly described as follows:

Beginning at a point on the westerly margin of Sidco Drive as dedicated by plat of record in Book 5200, Page 289, R.O.D.C., said point being 882.48 feet northerly from the north end of a radius return to Elysian Fields Road;

Thence, leaving said margin S 87° 21' W, 86.70 feet to the easterly margin of Interstate 65;

Thence, with said margin of Interstate 65, N 07° 10' E, 438.30 feet to a point;

Thence, N 87° 36' E, 26.91 feet to the westerly margin of Sidco Drive;

Thence, with said margin with a curve to the left having a radius of 6237.57 feet, a central angle of 03° 58' 09", a tangent distance of 216.14 feet, and a chord of S 0° 40' E, 432.02 feet, with arc of said curve 432.11 feet to the point of beginning. Containing 23,454 square feet or 0.54 acre, more or less.

Included in the above description but excluded therefrom is that certain property conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 7471, page 326, dated February 8, 1988, said Register's Office.

Also included in the above description but excluded therefrom is that certain property conveyed to the State of Tennessee by deed of record in Book 10901, page 83, dated April 16, 1998, said Register's Office.

Being a portion of the same property conveyed to H. C. Young, Jr. by deed from South Plaza Associates, a Tennessee joint venture by and between Southeast Venture Companies, a Tennessee corporation and M.A.D.A., a Tennessee partnership by and among Gary L. Price, Harry K. Weisiger and Bruce A. Mahan, of record in Book 5937, page 649, dated September 15, 1982, said Register's Office.

The said H. C. Young, Jr. having since died testate, on or about October 27, 2008. His Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 08P1713. Pursuant to his Last Will and Testament, Steven B. Parker, executor of the estate of H. C. Young, Jr. conveyed the subject property to Steven B. Parker and Independence Trust Company, co-trustees of the Young Family Trust u/w/o H. C. Young, Jr., f/b/o Barbara Young Behar, as to a one-third (1/3) undivided interest as tenant in common; Steven B. Parker and Independence Trust Company, co-trustees of the Young Family Trust u/w/o H. C. Young, Jr. f/b/o Charles P. Young, as to a one third (1/3) undivided interest as tenant in common, and Steven B. Parker and Independence Trust Company, co-trustees of the Young Family Trust u/w/o H. C. Young, Jr., f/b/o Jay Young as to a one-third (1/3) undivided interest, as tenant in common by Executor's Quitclaim Deed of record in Instrument No. 20120103-0000530, dated August 24, 2011, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, which have been paid by Grantors. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, page 441, said Register's Office.

3. Memorandum of Lease of record in Book 9211, page 215, Lease Supplement No. One of record in Book 11161, page 293, and Agreement and Memorandum of Second Amendment to Option and Lease Agreement of record in Instrument No. 20110628-0049440, said Register's Office.

4. Lack of direct access to and from controlled access highway.

This is improved property known as: **4251 Sidco Drive, Nashville, TN 37204.**

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs 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 my hand this 29th day of October, 2015.

The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Barbara Young Behar

BY: _____
Steven B. Parker, Co-Trustee

AND

Independence Trust Company, Co-Trustee

BY: _____
Marshall L. Bartlett, Executive Vice President

The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Charles P. Young

BY: _____
Steven B. Parker, Co-Trustee

AND

Independence Trust Company, Co-Trustee

BY: _____
Marshall L. Bartlett, Executive Vice President

The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Jay Young

BY: _____
Steven B. Parker, Co-Trustee

AND

Independence Trust Company, Co-Trustee

BY: _____
Marshall L. Bartlett, Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven B. Parker, Co-Trustee of The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Barbara Young Behar, The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Charles P. Young and The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Jay Young, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2015.

(Seal)

Notary Public

My Commission Expires: 6.21.16

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marshall L. Bartlett, 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 Executive Vice President of Independence Trust Company, LLC, a Tennessee limited liability company, the Co-Trustee of The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Barbara Young Behar, The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Charles P. Young and The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Jay Young, and that he as such Executive Vice President executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Executed Vice President.

WITNESS my hand, at office, this 29th day of October, 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