Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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

27783-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
2926 Foster, GP 2926 Foster Creighton Drive Nashville, Tennessee 37204-3719	New Owner	11816004200

BILL GARRETT, Davidson County
Trans:T20150094436 DEEDWARR
Recvd: 11/05/15 12:12 3 pgs
Fees:18.00 Taxes:1794.50
20151105-0112819

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, **PATRIC FORD BOUTON and wife, TAMARA L. BOUTON, as to an undivided 50% interest, and JOHN MARK WILLIAMS and wife, THERESA WILLIAMS, as to an undivided 50% interest, as tenants in common** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **2926 FOSTER, 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:

Land in Davidson County, Tennessee, being the Southerly 84 feet of Lot No. 105 on the plan of Sidco, Section III, of record in Book 2663, Page 41, amended in Book 3031, Page 474, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 105 fronts 84 feet on the Easterly side of Foster Creighton Drive and runs back between parallel lines 180 feet to a dead line in the rear.

Being the same property conveyed to Patric Ford Bouton and wife, Tamara L. Bouton, as to an undivided 50% interest and John Mark Williams and wife, Theresa Williams, as to an undivided 50% interest, as tenants in common by Warranty Deed from R&M Properties, a Tennessee general partnership, recorded on the 10th day of July, 2013 in Instrument No. 20130710-0071116, in the Register's Office of 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 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 except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their 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 Grantors have executed this instrument this 3rd day of November, 2015.

Patric Ford Bouton

Tamara L. Bouton

John Mark Williams

Theresa Williams

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Patric Ford Bouton and wife, Tamara L. Bouton**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of November, 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]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John Mark Williams and wife, Theresa Williams**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of November, 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 $485,000.00.

Affiant

Subscribed and sworn to before me this
3rd day of November, 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 and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SIDCO SECTION III, as recorded in Plat Book 2663, Page(s) 41, as amended in Book 3031, Page 474.

3. Easement for use of all sewerage facilities and equipment in, on and over the premises, as set out in a deed from C. F. Cole, Jr., Substitute Trustee to Suburban Industrial Development Company, recorded in Book 2707, Page 619, which easement and right of way were subsequently conveyed to the City of Nashville Public Works Department recorded in Book 3434, Page 174.

4. Easement for Water Main to the City of Nashville, recorded in Book 2703, Page 402 and Book 2244, Page 611.

5. Restrictive Covenant for Detached Structure as set forth in Instrument No. 20130801-0080082.

6. Exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in a certain deed from the U.S.A to DeWitt Carter, Trustee recorded in Book 2152, Page 347.

7. Ownership of and rights of Suburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right of way as set forth in the deed recorded in Book 2499, Page 79, Book 2499, Page 86 and Book 2293, Page 573.

8. Matters disclosed on the survey prepared by Volunteer Land Surveying, LLC, dated November 15, 2011, signed by Phillip E. Holmes, Jr., Registered Land Surveyor No. 1728, bearing File No. 12019.