Davidson County DEEDWARR
Recvd: 12/01/15 13:15 5 pgs
Fees:28.00 Taxes:9860.50
20151201-0121086

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

27792-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sumjack, LLC 1216 Hood Drive Brentwood, TN 37027-6525	New Owner	10600001202

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, **EDWARD W. BROWN AND LAURA B. HILL, CO-TRUSTEES FOR THE HOMER BROWN FAMILY 2012 GST-EXEMPT TRUST U/A/D MARCH 1, 2012 and ENNIS WARF**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **SUMJACK, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the northerly right-of-way line of Elm Hill Pike, width varies, in the westerly property line of David C. & Terri L. Hedges, as of record in Instrument Number 20121126-0108456, Register's Office for Davidson County, Tennessee; thence, with the northerly right-of-way line of Elm Hill Pike, with a curve to the left, along an arc length of 80.36 feet, the central angle of which is 02 deg 15 min 25 sec, the radius of which is 2040.00 feet, the chord of which is South 89 deg 54 min 33 sec West, 80.35 feet to a pk nail set; thence, South 88 deg 46 min 51 sec West, 141.00 feet to an iron rod set in the easterly property line of AVI Properties, LLC, as of record in Instrument Number 20060831-0107896, Register's Office for Davidson County, Tennessee; thence, leaving the northerly right-of-way line of Elm Hill Pike, with the easterly property line of AVI Properties, LLC, North 06 deg 12 min 00 sec East, 379.27 feet to an existing iron rod, in the southerly property line of Lot 1, Margaret Allen School, as of record in Instrument Number 20010406-0033648, Register's Office for Davidson County, Tennessee, also being the property of Metro Government Schools Margaret Allen, as of record in Deed Book 3672, Page 561, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of said Lot 1, North 89 deg 02 min 25 sec East, 224.45 feet to an existing iron rod, at a corner common with the property of David C. & Terri L. Hedges; thence, with the westerly property line of David C. & Terri L. Hedges, South 06 deg 39 min 13 sec West, 380.24 feet to the POINT OF BEGINNING. Containing 83,822 square feet or 1.924 acres more or less.

The foregoing legal description derived from the survey of 1500 Elm Hill Pike, by Cherry Land Surveying, Inc., Christie Willoughby, R.L.S. #1512, dated November 4, 2015 as Job No. 15164 CW.

BEING all of the same property conveyed to Nashville Envelope Company, a Tennessee corporation by Deed Dated January 4th, 1988 from Check Printers, Inc., a Tennessee corporation of record in Book 7442, Page 538 and further conveyed to B&W Investors, a Tennessee partnership by Quitclaim Deed dated August 24th, 1988 from Nashville Envelope Company, a Tennessee corporation of record in Book 7640, Page 714. The said B&W Investors, a Tennessee partnership further conveyed to Homer Brown Family 2012 GST-Exempt Trust U/A/D/ March 1, 2012, an undivided fifty percent (50%) interest by Quitclaim Deed dated September 8th, 2015 of record in Instrument No. 20150914-0092865 and to Ennis G. Warf an undivided fifty percent (50%) interest of record in

Instrument No. 20150914-0092866, said 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 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, successors 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 30th day of November, 2015.

Co-Trustee

Edward W. Brown, Co-Trustee of The Homer Brown Family 2012 GST-Exempt Trust U/A/D March 1, 2012

Co-Trustee

Laura B. Hill, Co-Trustee of The Homer Brown Family 2012 GST-Exempt Trust U/A/D March 1, 2012

Ennis Warf

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Edward W. Brown, Co-Trustee of The Homer Brown Family 2012 GST-Exempt Trust U/A/D March 1, 2012, the bargainor 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 Nashville, Tennessee, this 30th day of November, 2015.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Laura B. Hill, Co-Trustee of The Homer Brown Family 2012 GST-Exempt Trust U/A/D March 1, 2012, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ENNIS WARF, 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 30th day of November, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,665,000.00.

Affiant

Subscribed and sworn to before me this
30th day of November, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 106-00-0-012.02.

2. All Matters shown on the Plan of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, Book 3990, Page 986, said Register's Office.

4. A temporary slope easement in the Deed to the Metropolitan Government of record in Book 4062, Page 650, said Register's Office.

5. Temporary Slope Easement and/or Temporary Construction Easement of record in Instrument No. 20000321-0028725.

6. All Matters shown on the survey of 1500 Elm Hill Pike, by Cherry Land Surveying, Inc., Christie Willoughby, R.L.S. #1512, dated November 4, 2015 as Job No. 15164 CW.

I, Houston Howell, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17