THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

Davidson County DEEDWARRSP
Recvd: 12/03/15 15:27 5 pgs
Fees:28.00 Taxes:1924.00
20151203-0122084

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
M5 Holdings, LLC c/o Carson and McKinney, CPA; PLLC 198 East Main Street Suite 2 Franklin, TN 37064	New Owners	118-07-0-064.00

This Indenture, made on the 2nd day of December, 2015, by and between Berrywood, LLC, a Tennessee limited liability company, as **GRANTOR**, and M5 Holdings, LLC, a Tennessee limited liability company, as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to **GRANTEE** the real estate described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is being made subject to:

1. Taxes for the year 2015.
2. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 14, as amended in Instrument No. 200712060141323, Register's Office for Davidson County, Tennessee.
3. Conveyance to Department of Highways of record in Book 4377, page 716, Register's Office for Davidson County, Tennessee.
4. Perpetual Easement of record in Book 4880, Page 161, in the Register's Office for Davidson County, Tennessee.
5. Restrictive covenants of record in Book 3219, Page 13, Register's Office for Davidson County, Tennessee.
6. All zoning regulations, governmental building restrictions, easements for and/or setback lines or rights for public utilities, or other governmental regulations applicable to the real estate described herein.
7. All matters of record not otherwise listed herein.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to **GRANTEE**.

This is improved property known as 2723 Berrywood Drive, Nashville, Tennessee 37204.

GRANTOR covenants and binds itself and its successors to warrant specially and defend to **GRANTEE** the title to said property against the lawful claims of all persons claiming through or under **GRANTOR** (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 2nd day of December, 2015.

BERRYWOOD, LLC

By: Joyce D. Peacock

Name: Joyce D. Peacock

Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

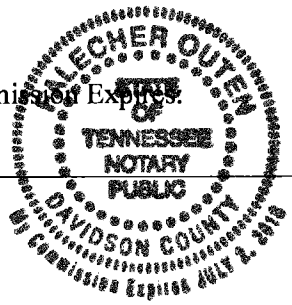
The actual consideration for this transfer is $520,000.00.

Joyce D. Peacock, Member
Affiant

Sworn to and subscribed before me this 2nd day of December, 2015.

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Sole Member of Berrywood, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 2nd day of December, 2015.

Fletcher Outen
Notary Public

My Commission Expires: _____

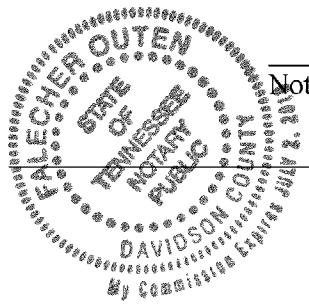


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Berrywood, Section 2, of Record in Book 3106, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot 8 fronts 96.0 feet on the southerly margin of Berrywood Drive, and runs back between lines measuring 199.4 feet on the westerly side and 151.8 feet on the easterly side to a deadline in the rear on which it measures 148.0 feet.

Included in the above description but expressly excluded from this conveyance is a portion of Lot No. 8 containing 0.03 of an acre, more or less, which was conveyed to the State of Tennessee, for the use and benefit of the Department of Highways by deed of record in Book 4377, page 716, said Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Berrywood Drive, said point being the common corner of Lots 7 and 8 of said plan; thence with a curved line in the said margin of Berrywood Drive, southeastwardly 39 feet, more or less, to a point; thence south 62 degrees 43 minutes west 85 feet, more or less, to the easterly boundary or said Lot No. 7; thence with said boundary North 34 degrees 30 minutes east 71 feet, more or less, to the point of beginning and containing 0.03 acres, more or less.

Being the same property conveyed by warranty deed from Steven Pritchard to Berrywood, LLC, recorded on the 8th day of October, 2007, in Instrument No. 20071008-0119780, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this county and state, RYAN GARDNER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/01/2016

LISA G HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY