This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206-0600

Davidson County	DEEDWARR
Recvd: 12/15/15 09:58	7 pgs
Fees:38.00 Taxes:814.00	
20151215-0125843	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and Sworn to before me, this the 14th day of December, 2015.

Notary Public For The State Of Tennessee
My Commission Expires: July 3, 2017

Address New Owner As And Send Tax Bills To:

Southern Summit, LLC
c/o Douglas O. Kitchen, Managing Member
144 Second Avenue North, Suite 203
Nashville, TN 37201

Map/Parcel Number:

071 01 0 071.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **John W. Newell** and wife, **Judy Newell** (collectively the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Southern Summit, LLC**, a Tennessee limited liability company (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way

adjoining, abutting, or benefiting the real property and together with the appurtenances, hereditaments, estate, title and interest appertaining to the real property (collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and that the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the title.

Whenever in this instrument the terms Grantor and Grantee are used, those terms will be construed to include these parties and their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 14th day of December, 2015.

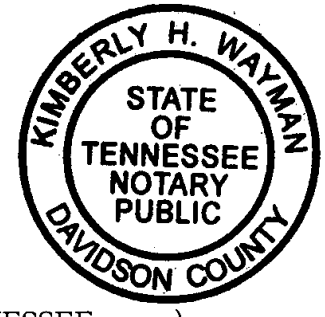
John W. Newell

Judy Newell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John W. Newell, 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 seal on this the 14th day of December, 2015.

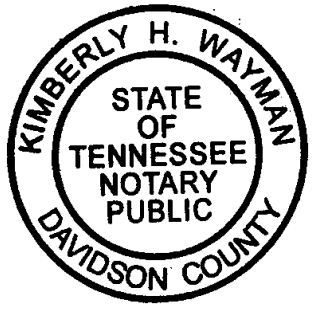


Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: July 3, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Judy Newell, 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 seal on this the 14th day of December, 2015.



Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: July 3, 2017

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being shown on the plat entitled "Consolidation Of Property-Joseph Herrod Property," of record as Instrument Number 20030825-0122822, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description, and being generally described as follows:

Tract 1

Being Lot No. 26 in E.O. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 30 feet on the south side of Winstead Avenue and runs back between parallel lines along the east side of a 10 foot alley, 100 feet to a 10 foot alley in the rear.

Tract 2

Being Lot No. 27 in the E. 0. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 30 feet on the south side of Winstead Avenue and runs back between parallel lines 100 feet to an alley.

Tract 3

Being Lot No 28 in E. O. Scruggs Monticello Plan, of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 30 feet on the south side of Winstead Avenue and runs back 100 feet to an alley.

Tract 4

Being a 2.78 acre tract north of Winstead Avenue and west of Monticello Street and being Lot Nos. 38 thru 44; part of a closed alley; the south part of Lot Nos. 16 and 20; all of Lot Nos. 21 thru 24 and part of Lot No. 25; part of Lot No. 6 and all of Lot Nos. 7 thru 10; and part of Lot Nos. 11, 12 and 13, all of said lots being located on the Map of Monticello or Map of E.C. Scruggs Subdivision of Lot Nos. 2 and 3 of Subdivision of Clemons Land in Minute Book "E", Page 551, Chancery Court for Davidson County, Tennessee.

Derivation And Tax Information

The foregoing four tracts being the same property conveyed to John W. Newell and wife, Judy Newell, by deed from Small Wonders Child Care Center, Inc., of record as Instrument Number 20070227-0024070, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 503 West Trinity Lane, Nashville, TN, and is Map/Parcel 71 1 0 071.00.

Exhibit B

Permitted Exceptions

1. Title to the portion of the subject property within the boundaries of any roads.

2. All matters shown on the plan of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

3. Electric line easement to Tennessee Electric Power Company of record in Book 787, Page 11, Register's Office for Davidson County, Tennessee.

4. Right-of-way deed to Davidson County, Tennessee, for widening of Youngs Lane, of record in Book 1727, Page 563, Register's Office for Davidson County, Tennessee.

5. Right-of-way deed to State of Tennessee of record in Book 10288, Page 183, Register's Office for Davidson County, Tennessee.

6. Closing of alley of record in Book 3132, Page 347, Register's Office for Davidson County, Tennessee.

7. Nashville Electric Service anchor easement of record in Book 10380, Page 802, Register's Office for Davidson County, Tennessee.

8. All matters shown on the Plat of Joseph Herrod Property of record as Instrument No. 20030825-0122822, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY
FOR REMOTE FILING PURPOSES

I, Kenneth L. Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the foregoing document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

Kenneth L. Campbell

STATE OF TENNESSEE)
)
COUNTY OF DAVDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Kenneth L. Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 7/3/2017

