This instrument prepared by:
Matthew Foster
H3GM
333 Commerce Street, Suite 1500
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 12/16/15 11:19 6 pgs
Fees:33.00 Taxes:4680.50
20151216-0126489

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Parcel Numbers:**
The Gagnier Group, LLC 2410 Coca Cola Drive, #107 Hanover, MD 21036	Same as Owner	10516004900

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RUSSELL WOLFE, III** and wife, **KIM BROOKS** (the "Grantors") this day have bargained and sold, and do hereby transfer and convey unto **THE GAGNIER GROUP**, a Maryland limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See **Exhibit A** attached hereto and incorporated herein.

This is improved property known as 2101 Dunn Avenue, Nashville, Davidson County, Tennessee.

The property is conveyed subject to matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the property, together with any and all tenements, hereditaments, privileges, appurtenances, buildings and improvements located thereon to the said Grantee, its successors and assigns, in fee simple forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except for the Permitted Exceptions; and, Grantors will forever warrant and defend the title thereto against the lawful claims of all persons claiming by, through, or under Grantors, but no further or otherwise and subject, however, to the Permitted Exceptions.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

[*Signatures on Following Pages*]

IN WITNESS WHEREOF, the Grantors have executed this instrument and delivered it to be effective on December 14, 2015.

RUSSELL WOLFE, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared RUSSELL WOLFE, III, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on DECEMBER 4, , 2015.

Lisa A. Lanius
Notary Public

My Commission Expires: 5-8-2017

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

KIM BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared KIM BROOKS, the within named 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 office, on DECEMBER 4, , 2015.

Lisa A. Lanius
Notary Public

My Commission Expires: 5-8-2017

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,265,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Elizabeth Pressdott
Affiant

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

Jodean M. King
NOTARY PUBLIC

My Commission Expires: 6/20/17

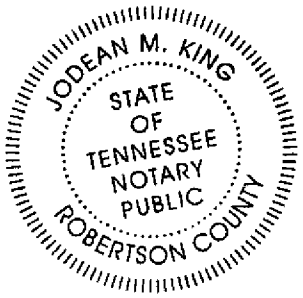


EXHIBIT A

A certain tract or parcel of and in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 as shown on the Final Plat of Wolfe Subdivision of record in Plat Book 9700, Page 869, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Russell Wolfe, III (also known as Rusty Wolfe) and wife, Kim Brooks by deeds of record at Instrument No. 20111090123492; Book 10615, Page 628; Book 11216, Page 64; and Book 10959, Page 922, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 9700, Page 869, in the Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Book 11476, Page 744, in the Register's Office for Davidson County, Tennessee.

4. Rights of tenants under any unrecorded leases.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

