WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 800,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 15th DAY OF December2015

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meridian Partners, LLC and	Same as new owner	82-7-168.00
212 Heady Drive		
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150106599 DEEDWARR
Recvd: 12/17/15 11:46 3 pgs
Fees:18.00 Taxes:2960.00
20151217-0127005

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Thomas M Ward and wife Sandy C Ward***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Meridian Partners, LLC***
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the 5th council manic district of Davidson County, Tennessee. Lying to the east of Meridian Street and to south of Arrington Street being Lot Nos. 65, 66 and 67 on the East Nashville Real Estate Company's Plan of Lots of record in Book 57, page 11, Registers Office for Davidson County, Tennessee, described according to survey made August 15, 2015, by Crawford & Cummings, P.C., as shown as Exhibit A attached hereto, and being more particularly described as follows:

Beginning at an iron rod (new) on the easterly right of way of Meridian Street (R/W 50' plat book 57, page 11, Register's Office for Davidson County, Tennessee.) and the northerly right of way of Alley #331 (R/W 16' per conversation with Public Works.)

Thence, leaving the right of way of Alley #331, and with the easterly right of way of Meridian Street, plat book 57, page 11, R.O.D.C., TN, N 07°23'36" E 176.00 feet to an iron rod (new) on the easterly right of way of Meridian Street, and the southerly right of way of Arrington Street plat book 57, page 11, R.O.D.C., TN.

Thence, leaving the right of way of Meridian Street, and with the southerly right of way of Arrington Street, plat book 57, page 11, R.O.D.C., TN. S 82°37'26" E 160.00 feet to an iron rod (new) on the southerly right of way of Arrington Street, also being the northwesterly corner of Thomas Ward Et Ux of record in instrument #20110610-0044486, R.O.D.C., TN.

Thence, leaving the right of way of Arrington Street, and with the westerly line of Thomas Ward Et Ux of record in instrument #20110610-0044486, R.O.D.C.,TN. S 07°23'36" W 176.00 feet to an iron rod (new) on the northerly right of way of Alley #331 (R/W 16' per conversation with Public Works.), also being Thomas Ward's southwesterly corner.

Thence, leaving the property line of Thomas Ward and with the right of way of Alley #331, (R/W 16' per conversation with Public Works.) N 82°37'26" W 160.00 feet to an iron rod (new) which is the point of beginning, having an area of 28,160 square feet or 0.65 acres more or less.

Being the same property conveyed to THOMAS M. WARD by deed from WILLIAM H. SOLOMON, III and wife, MARY L. SOLOMON, of record in Book 10620, page 256, dated September 18, 1997, said Register's Office. Being further conveyed to THOMAS M. WARD and SANDY C. WARD, by quitclaim deed from THOMAS M. WARD, of record in Instrument No. 20131023-0110462, dated October 16, 2013, said Register's Office.

Being the same property conveyed to THOMAS M. WARD and SANDY C. WARD by Corrected Quitclaim Deed from THOMAS M. WARD AND SANDY C. WARD dated 12/15/15 and filed for record on _____ of record in Inst. No. 20151217-0127004, said Register's Office for said County.

This is: Improved (x) Property, known as **306 Arrington Street, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of December, 2015.

Thomas M. Ward

Sandy C. Ward

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 **Thomas M Ward and wife Sandy C Ward** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2015.

Commission Expires: 2/6/17

Notary Public

MELODY CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

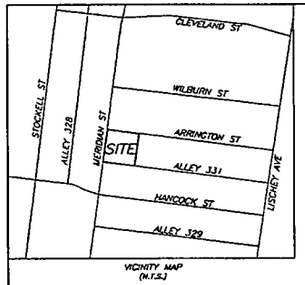
On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public

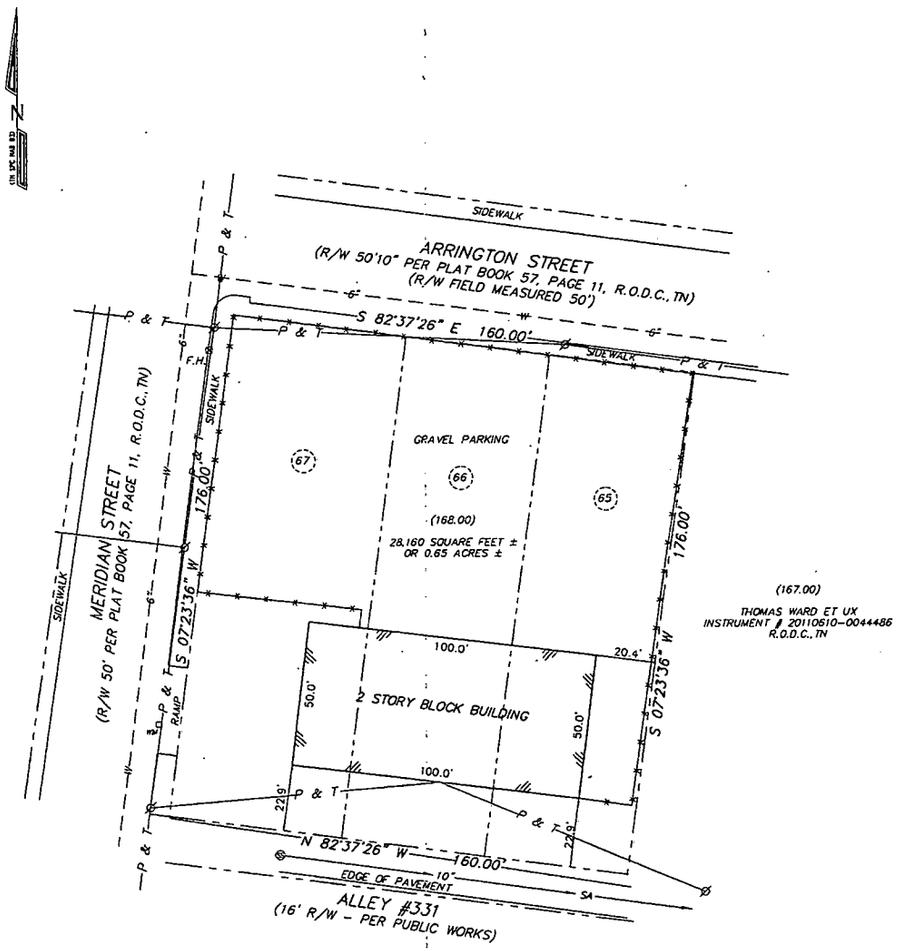
"EXHIBIT A"



VICINITY MAP
(N.T.S.)

0 20' 40' 60'

GRAPHIC SCALE: 1" = 20'



SURVEYOR'S CERTIFICATE

To: Green & Little LP, A Tennesse Limited Partnership
Old Republic National Title Insurance

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 7(a), 8, 11(a), 11(b), and 13 of Table A thereof. The field work was completed on August, 19, 2015.

PREPARED FOR:

GREEN & LITTLE
1175 NASHVILLE PIKE
GALLATIN TN 37066

WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THE CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. AS TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

SCHEDULE B SECTION II EXCEPTIONS

6. Matters shown on the Plan of record in Plat Book 57, page 11, said Register's Office.
(Affects subject property, plotted hereon)

9. Restrictive Covenants contained in instrument of record in Book 3388, page 23, and in Book 4599, page 710, said Register's Office

RECORD DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 65, 66 and 67 on the East Nashville Real Estate Company's Plan of Lots of record in Book 57, page 11, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS M. WARD by deed from WILLIAM H. SOLOMON, III and wife, MARY L. SOLOMON, of record in Book 10620, page 256, dated September 18, 1997, said Register's Office. Being further conveyed to THOMAS M. WARD and SANDY C. WARD, by quitclaim deed from THOMAS M. WARD, of record in Instrument No. 20131023-0110462, dated October 18, 2013, said Register's Office.

DEED REFERENCE

TO: THOMAS M. WARD AND SANDY C. WARD
FROM: THOMAS M. WARD
RECORD: INSTRUMENT # 20131023-0110462 R.O.D.C., TN

PLAT REFERENCE

LOTS 65, 66 AND 67 ON THE FINAL PLAT OF "EAST NASHVILLE REAL ESTATE CO'S PLAN OF LOTS" RECORDED IN PLAT BOOK 57, PAGE 11, R.O.D.C., TN

PROPERTY MAP REFERENCE

SUBJECT SITE IS IDENTIFIED AS ALL OF PARCEL ID 09207016800 ON DAVIDSON COUNTY TAX MAP SYSTEM.

NOTES:

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE FILE NO. 152903 EFFECTIVE DATE AUGUST 18, 2015, WAS FURNISHED TO THIS SURVEYOR.

2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (CRITICAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 (1995).

5. BEING LOTS 63, 66 AND 67 ON THE FINAL PLAT OF "EAST NASHVILLE REAL ESTATE CO'S PLAN OF LOTS" RECORDED IN PLAT BOOK 57, PAGE 11, R.O.D.C., TN

LEGEND

(100)	PARCEL NUMBER	UI,DG ● IRON ROD (NEW);	WATER LINE
⊙	LOT NUMBER		SANITARY SEWER LINE
	CATCH BASIN	⌀ POWER POLE	GAS LINE
	STORM MANHOLE	WATER METER	UNDERGROUND ELECTRIC LINE
	SANITARY MANHOLE	PROPERTY LINE	
	FIRE HYDRANT	CHAIN-LINK FENCE	OVERHEAD ELECTRIC LINE

R.O.D.C., TN - REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

PRELIMINARY

ALTA / ACSM LAND TITLE SURVEY
GREEN & LITTLE PROPERTY
306 ARRINGTON STREET, 5TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: 8-25-15 CCPC JOB NO. 15-092

CRAWFORD & CUMMINGS, P.C.
1929 21ST. AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: ckm@ccsurveyors.net