WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,600,000.00**

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans:T20150108674 DEEDWARR
Recvd: 12/23/15 15:08 2 pgs
Fees:13.00 Taxes:5920.00
20151223-0129461

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MountainLand Holdings, LLC	MountainLand Holdings, LLC c/o Trent Watrous	
(NAME) 2915 Berry Hill Dr.	(NAME) 4235 Hillsboro Pike, Suite 100	(MAP) 118-07-0-083.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37215	(PARCEL)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TradeSmart University, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **MountainLand Holdings, LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being all that tract and/or parcel of land lying in the 17th Council District, Davidson County, Tennessee, being part of Lot No. 27 on the Plan of Berry Hill Subdivision of record in Plat Book 3300, Page 20, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated June 27, 2007, last revised June 29, 2007, by Michael V. Holmes, Tennessee RLS 2013, H&H Land Surveying Inc., 406 Welshwood, Nashville, TN, as follows:

Beginning at a PK nail (old), being on westerly margin of Berry Hill Drive, a common corner of Michelle Hiller, as described in Deed Book 9631, page 82, RODC, TN, herein subject tract Ernest and Cheryl Brachey, as described in Instrument No. 20060308-0026802, RODC, TN, being the southeast corner of Lot 27 and the northeast corner of Lot 26 of said Berry Hill Subdivision and being 211.5 feet more or less from the intersection of Berry Hill Drive and Berry Hill Place; thence with said Brachey S 88 degrees 07 minutes 48 seconds W 199.51 feet to a concrete monument (old), being a common corner of said Brachey and subject tract, and a point on the easterly margin of CSX Railroad right of way; thence with said CSX, in part, N 13 degrees 59 minutes 59 seconds W 13.26 feet to a concrete monument (old), being a corner of the subject tract; thence leaving said CSX, N 46 degrees 10 minutes 32 seconds E 90.20 feet to an iron rod (old), being a common corner of the subject tract and Carl D. Gibbs, as described in Instrument No. 20011129-0130724, RODC, TN; thence with said Gibbs S 89 degrees 21 minutes 39 seconds E 137.51 feet to a PK nail (old), being on said westerly margin of Berry Hill Drive, a common corner of the subject tract and said Gibbs and also being the northeast corner of Lot 27 and the southeast corner of Lot 28 of said Berry Hill Subdivision; thence with said westerly margin S 00 degrees 31 minutes 9 seconds W 21.98 feet to a PK nail (old); thence continuing with said margin, along an arc of a curve to the left with a radius of 1594.61 feet, length 45.30 feet, and a chord bearing of S 00 degrees 17 minutes 41 seconds E chord length 45.30 feet, to the point and place of beginning, containing 0.28 acres more or less.

Being the same property conveyed to TradeSmart University, LLC, by Warranty deed from J&J Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20131226-0129713 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 26, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2915 Berry Hill Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 my/our hand(s) this 22nd day of December, 2015.

TradeSmart University, LLC

By: _____ CEO
Jeremy Whaley,
Chief Executive Officer

By: _____ COO
Joshua Hesse,
Chief Operating Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeremy Whaley, Chief Executive Officer, and Joshua Hesse, Chief Operating Officer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Chief Executive Officer and Chief Operating Officer, respectively, of TradeSmart University, LLC, a limited liability company, and that they are authorized by TradeSmart University, LLC, to execute this instrument on its behalf.

Witness my hand and seal in Brentwood, Tennessee, this 22nd day of December, 2015.

_____
Notary Public

My Commission expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN