THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 12/31/15 10:38 4 pgs
Fees:23.00 Taxes:2723.24
20151231-0131479

27990-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
StandOut Holdings, LLC 2927 Sidco Drive, Nashville TN 37204-3709	New Owner	11816000700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **KENNETH L. GROOMES**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **STANDOUT HOLDINGS, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 10 on the Plan of Sidco Subdivision, of record in Book 2133, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 100 feet on the westerly side of Sidco Drive and runs back between parallel lines 425 feet to a dead line.

Being the same property conveyed to Reid T. Groomes and wife, Lelia Mai Groomes by Deed from Southern Color Type Company, a partnership composed of Reid T. Groomes, Lelia Mai Groomes, Reid B. Groomes and Kenneth L. Groomes, dated December 21, 1955, of record in Book 2487, Page 334, Register's Office for Davidson County, Tennessee. The said Reid T. Groomes having since died and said property was vested in Lelia Mai Groomes, as the surviving tenant by the entirety. The said Lelia Mai Groomes having since died in 1975 and the property was devised to Reid B. Groomes, Kenneth L. Groomes and Iris L. Groomes by the Last Will and Testament of Lelia Bolling Groomes, of record in Will Book 114, page 192, Probate Court for Davidson County, Tennessee. Lelia Mai Groomes being one and the same as Lelia Bolling Groomes. Reid B. Groomes having since died in 1988 and his Will was probated in Will Book 162, page 753, Probate Court for Davidson County, Tennessee. His interest was conveyed to Kenneth L. Groomes by Deed from First American Trust Company, N.A., Nashville, Tennessee, successor fiduciary to First American Bank, N.A., Executor and Trustee under the Will of Reid B. Groomes, deceased, dated September 30, 1988, of record in Book 7666, page 49, said Register's Office. The said Iris L. Groomes further conveyed her interest to Sidco Properties, a Tennessee general partnership by Quitclaim Deed dated October 13, 1988, of record in Book 7678, page 389, said Register's Office. Kenneth L. Groomes further conveyed his interest in the property to Sidco Properties, a Tennessee general partnership by Quitclaim Deed dated October 13, 1988, of record in Book 7678, page 391, said Register's Office. The property was further conveyed to Kenneth L. Groomes by Quitclaim Deed from Sidco Properties, a Tennessee general partnership, dated August 29, 1994, of record in Book 9452, page 117, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of December, 2015.

Kenneth L. Groomes

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth L. Groomes**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of December, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $736,012.00.

Affiant

Subscribed and sworn to before me this
30th day of December, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey

3. Taxes for the year 2016 and subsequent years, not yet due and payable. Map 118-16-0, Parcel 007.00

4. The Plan of record in Book 2133, Page 115, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

5. Easements for L&N Railroad Lead Track Right of Way, as set out in instrument of record in Book 2293, page 555, Register's Office for Davidson County, Tennessee.

6. Easements for water mains to City of Nashville, of record in Book 2244, page 611 and in Book 2703, page 402, Register's Office for Davidson County, Tennessee.

7. Easement for the use of all the sewage facilities and equipment as set out in Book 2271, page 473, Register's Office for Davidson County, Tennessee.

8. Permanent Easement for a joint driveway of record in Instrument No. 20110419-0030044 and in Instrument No. 20110419-0030045, Register's Office for Davidson County, Tennessee.

I, Houston Howell, 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.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17