THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 01/19/16 11:40 4 pgs
Fees:23.00 Taxes:4292.00
20160119-0005015

ADDRESS NEW OWNER:
Ridgewood Partners, LLC
4848 Corning Drive
Nashville, TN 37211-4565

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 133-05
Parcel 44.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LINDELL WILLIAMS** (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **RIDGEWOOD PARTNERS, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 517 Veritas Street, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 15 day of January, 2016.

LINDELL WILLIAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared LINDELL WILLIAMS, 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 15 day of January, 2016.

NOTARY PUBLIC

My Commission Expires:
MAR 08 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

40785565.1/025317-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,160,000.00.

AFFIANT

Subscribed and sworn to before me
this 15 day of January, 2016.

Notary Public

My Commission Expires:

MAR 0 8 2016

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

Property located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 350, 352, 354 and 356 on the Map of Sunrise Heights Second Addition as of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee, also being Parcel 44.00 as shown on Davidson County Property Map 133-05 and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 21, 2015 as follows:

Beginning at an Iron Rod (Old) on the southerly right-of-way of Veritas Street (50' R.O.W.), being the northeast corner of the property conveyed to Judy Ann Cothran of record in Instrument No. 20130911-0096040, R.O.D.C., Tennessee, also being the northwest corner of the herein described tract; Thence, leaving said Cothran property and following the southerly right-of-way of Veritas Street South 82 Degrees 05 Minutes 39 Seconds East, 200.05 Feet to a Mag Nail (Old) set in asphalt, being the northwest corner of the property conveyed to Clear Blue Equity, LLC of record in Instrument No. 20140717-0063352, R.O.D.C., Tennessee; Thence, leaving the southerly right-of-way of said Veritas Street and following the westerly boundary of said Clear Blue Equity, LLC property South 08 Degrees 08 Minutes 08 Seconds West, 144.99 Feet to an Iron Rod (Old) on the northerly right-of-way of an un-improved alley, being the southwest corner of said Clear Blue Equity, LLC property; Thence, leaving said Clear Blue Equity, LLC property and following the northerly right-of-way of said un-improved alley North 82 Degrees 07 Minutes 19 Seconds West, 100.00 Feet to a Mag Nail (Old) set in asphalt; Thence, South 08 Degrees 09 Minutes 24 Seconds West, 4.99 Feet to a Mag Nail (Old) set in asphalt; Thence, North 82 Degrees 07 Minutes 08 Seconds West, 99.97 Feet to an Iron Rod (Old), being the southeast corner of the aforementioned Cothran property; Thence, leaving the northerly right-of-way of said un-improved alley and following the easterly boundary of said Cothran property North 08 Degrees 06 Minutes 28 Seconds East, 150.08 Feet to the Point of Beginning, described according to the ALTA Survey, dated December 21, 2015, prepared by Jack Whitson, TN RLS No. 1732, Wamble & Associates, File No. 877-0115.

Containing 29,509 Square Feet or 0.68 Acres.

Being the same property conveyed to Lindell Williams from Dorothy M. Coltharp, Trustee of the William E. Coltharp & Dorothy M. Coltharp Joint Revocable Trust as of record in Instrument No. 20050901-0105065, R.O.D.C., Tennessee.

EXHIBIT B

1. Real property taxes for 2016, which have been prorated by the parties and will be paid by Grantee.

2. All matters shown on Plat, of record in Plat Book 421, page 46, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Jo Bruce
Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
Notary's Seal (If on paper)