Address New Owner:	Send Tax Bills To:	Map & Parcel Number
Wehrly Holdings, LLC 2015 Manhattan Beach, #100 Redondo Beach, CA 90278	Same	092-16-0-187.00

This instrument prepared by: Jay Smith, First American Title Insurance Company, National Commercial Services, 414 Union Street, Suite 1205, Nashville, Tennessee 37219

After recording, please return to: Jay Smith, First American Title Insurance Company, National Commercial Services, 414 Union Street, Suite 1205, Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 02/23/16 10:11 6 pgs
Fees:33.00 Taxes:6752.50
20160223-0017054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Christopher C. Dawson and Carter M. Dawson, as tenants in common.,** (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to**, Wehrly Holdings, LLC, a California limited liability company** party of the second part, (the "**Grantee**"), Grantee's heirs, successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "**Property**").

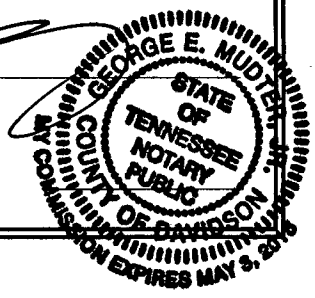
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $1,825,000.00

Affiant

Subscribed and sworn to before me this 22nd day of February, 2016.

Notary Public
My Commission
Expires:



TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[Signature pages follow]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth in the acknowledgement below to be effective as of the 22ND day of February 2016.

GRANTOR:

By: _____
Christopher C. Dawson

By: _____
Carter M. Dawson

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **Christopher C. Dawson** and **Carter M. Dawson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged.

Witness my hand seal at office this 22ND day of February, 2016.

_____
Notary Public
My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 3, 2016

EXHIBIT A

Real Property Description

Land in Davidson County, Tennessee, being all of Lot No. 11 and the East 10 feet of Lot No. 12 , on the Map of J.W. Lawless Subdivision of Lot 145, Boyd Home Tract of record in Plat Book 161, page 36, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 60 feet on the Southside of Broadway, formerly Broad Street, and run back 91.7 feet on the East line of Lot No. 11, and 77.7 feet, more or less, on the West line of Part of Lot No. 12, to the northerly margin of Division Street, on which they measure 60.9 feet, more or less.

Being the same property conveyed to Christopher C. Dawson and Carter M. Dawson, as tenants in common by Deed of record in Instrument No. 20130502-0044472, in the Register's Office for Davidson County, Tennessee.

PERMITTED EXCEPTIONS

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

2. All matters as shown on Plat of record in Plat Book 161, page 36, Register's Office for Davidson County, Tennessee.

3. The portion of the land embraced within the bounds of any public road or thoroughfare.

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

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: