WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-J-15-225

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Woodland Partners LP	**New Owner**	
(NAME) **6 East Monroe Street, Suite 300**	(NAME)	**082-15-0-223.00**
(ADDRESS) **Chicago, IL 60603**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **IRONPOWER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WOODLAND PARTNERS LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD, AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS BY QUITCLAIM DEED FROM MORRIS THURMAN, JR. OF RECORD AS INSTRUMENT NO. 20041230-0154602 AND RE-RECORDED AS INSTRUMENT NO. 20050407-0038550, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 30, 2004 AND FIRST RECORDED DECEMBER 30, 2004.

This conveyance is subject to:

- Easements retained in Metro Government Council Bill Nos. 65-559 and 72-104, Davidson County, Tennessee.
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable: Map/Parcel 082-15-0-223.00
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 23, Register's Office for Davidson County, Tennessee.
- Lack of direct access to controlled access highway from a portion of Tract A, such right of access having been granted to the State of Tennessee by Deed from Ideal Laundry Corporation of record in Book 3164, page 631, and referenced in Deed Book 8399, page 656, Register's Office for Davidson County, Tennessee.
- Subject to Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the East Bank Redevelopment District as of record in Book 10078, Page 364 and Book 11625, Page 241, Register's Office for Davidson County, Tennessee.

NOTE: Restrictions originated in Book 3616, Page 355 and Book 3616, Page 359 for this tract of land. All restrictions noted in the aforementioned books and pages have expired except the following restriction: "The Grantee will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion,color, or national origin in the sale, lease, or occupancy of the property."

- All matters noted onALTA/ACSM Land Title Survey performed by James Terry & Associates on August 21, 2015 and labeled as Job No. 2015-291.
- Notice of Land Use Restrictions of record in Instrument Number 20160217-0014838, Register's Office for

BILL GARRETT, Davidson County
Trans:T20160017224 DEEDWARR
Recvd: 03/02/16 12:37 2 pgs
Fees:13.00 Taxes:2037.22
20160302-0019975

Davidson County, TN.

This is **unimproved** property known as: **225 Woodland St., Nashville, Tennessee 37213**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF FEBRUARY, 2016.

IronPower Properties, a Tennessee general partnership

BY: _____
Charles Leach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES LEACH, signing for IronPower Properties, a Tennessee general partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a General Partner of IronPower Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that he/she as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of February, 2016.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212