(4)

THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETTCROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. James D Palmer **AFFIANT** Subscribed and sworn to before me, this 2nd day of March, 2016. Notary Public My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Spiva/Hill Management and Investment, LLC Attn: George N. Spiva, Chief Manager 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map 131-02 Parcel 0-036.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Jack M. Palmer, Jr., Janie Melinda Hamilton a/k/a Melinda P. Hamilton, Vivian Woodhouse and James D. Palmer (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a 50% undivided interest [each such Grantor conveying one fourth (1/4) of such 50% undivided interest] as a tenant in common in certain real estate located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference. The whole of the said real estate described in Exhibit "A" hereto shall be referred to herein as the "Premises" and the 50% undivided interest being conveyed by this instrument shall be referred to herein as the "Property."

TO HAVE AND TO HOLD such Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160018683 DEEDWARR
Recvd: 03/07/16 15:57 8 pgs
Fees:43.00 Taxes:4440.00
20160307-0021909

The Grantors covenant with the Grantee that the Grantors are lawfully seized and possessed of the said Property in fee simple; that the Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

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

2. All matters appearing on the plat of record in Book 1130, page 80, Register's Office for Davidson County, Tennessee.

3. Easement for Overhead Line to Metro of record in Book 7245, page 136 and Book 7245, page 137, Register's Office for Davidson County, Tennessee.

4. Cross Easement Agreement of record in Book 7110, page 940, Register's Office for Davidson County, Tennessee.

5. Easement for Water Line of record in Book 1081, page 516, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 3033, page 612, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance to Metro of record in Book 7893, page 329, Register's Office for Davidson County, Tennessee.

8. Agreement of Lease of record in Book 6728, page 269, Register's Office for Davidson County, Tennessee.

9. Assignment of Lease of record in Book 6866, page 869 and Book 7290, page 796, Register's Office for Davidson County, Tennessee.

10. Successor Trustee's Assignment of Leasehold Interests of record in Book 11350, page 233, Register's Office for
Davidson County, Tennessee.

18. Certificate of Merger of record in Book 11571, page 749, Register's Office for Davidson County, Tennessee.

19. Any and all matters according to a survey made by J.R. Scott, Surveyor, December 5, 1939.

20. Any and all matters according to a survey by R. L. Montoya Land Surveying, Inc. dated June 26, 1999.

21. Any and all matters according to that A.L.T.A. Survey dated July 12, 1999, prepared by Rocky L. Montoya, Surveyor, License Number 697.

22. Leasehold Deed of Trust, Assignment of Rents and Security Agreement executed by Spiva/Hill Management and Investment, LLC to Hugh M. Queener, Trustee, dated February 7, 2013, of record as Instrument No. 20130208-0013428, Register's Office for Davidson County, to secured indebtedness due Pinnacle Bank in the amount of $1,400,000.00.

23. Leasehold Assignment of Rents and Leases executed by Spiva/Hill Management and Investment, LLC in favor of Pinnacle Bank, of record as Instrument Number 20130208-0013429, Register's Office for Davidson County, Tennessee.

24. If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

This is improved property commonly known as 4117 Hillsboro Pike, Nashville, Davidson County, Tennessee.

The Grantors further covenant and bind themselves, jointly and severally, their respective heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[This space left blank intentionally. Signatures appear on the following page.]

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 2nd day of March, 2016.

Jack M. Palmer

Jack M. Palmer, Jr.

James D Palmer attorney in fact

By: James D. Palmer, Attorney-in-Fact

Janie Melinda Hamilton a/k/a Melinda P. Hamilton

Janie Melinda Hamilton a/k/a Melinda P. Hamilton

James D Palmer Her Attorney-in-fact

By: James D. Palmer, Attorney-in-Fact

Vivian Woodhouse

Vivian Woodhouse

James D Palmer her Attorney in fact

By: James D. Palmer, Attorney-in-Fact

James D Palmer

James D. Palmer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bryan D. Spicer, a notary public, **James D. Palmer**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as attorney-in-fact for Jack M. Palmer and who further acknowledged that he is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand at office this the 2nd day of March, 2016.

Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bryan D. Spicer, a notary public, **James D. Palmer**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as attorney-in-fact for Janie Melinda Hamilton a/k/a Melinda P. Hamilton and who further acknowledged that he is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand at office this the 2nd day of March, 2016.

Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bryan D. Spicer, a notary public, **James D. Palmer**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as attorney-in-fact for Vivian Woodhouse and who further acknowledged that he is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand at office this the 2nd day of March, 2016.

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Exhibit "A"

Description of Premises/Property

The Property herein conveyed is a 50% undivided interest as a tenant in common in the following described Premises:

Land in Davidson County, Tennessee, being a tract marked "Draughon" and Lot No. 13 in Block "A" in the Hillsboro-Hobbs Road Subdivision, not of record, described together according to a survey made by J.R. Scott, Surveyor, December 5, 1939, as follows:

Beginning at a point in the westerly margin of Hillsboro Road 190 feet northerly from the northerly margin of Hobbs Road; running thence North 55 degrees, 30' west 200 feet to a stake; thence North 39 degrees East 60 feet to a stake; thence South 55 degrees 30' East 50 feet; thence northeast 50 feet to a point; thence southeast 150 feet to westerly margin of Hillsboro Road; thence with the same South 38 degrees West 110 feet to the beginning.

Together with a non-exclusive easement of ingress and egress as more fully set out in agreement between R.H. Cottrell, Jr., and wife, and Janie Naron Draughon, of record in Book 3033, page 612, Register's Office for said County.

Being a portion of the property that was conveyed to Janie Naron Draughon by Warranty Deed from J.V. Draughon and wife, Janie Naron Draughon, dated October 7, 1952, of record in Book 2097, page 223, Register's Office for Davidson County, Tennessee. Also being the same property in which a 15% interest each was conveyed to Dorothy Draughon Smith and Margaret Draughon Palmer by Quitclaim Deed from Janie Naron Draughon, dated August 14, 1975, of record in Book 4942, page 274, Register's Office for Davidson County, Tennessee. Also being the same property in which a 3% interest each was conveyed to Dorothy Draughon Smith and Margaret Draughon Palmer by Quitclaim Deed from Janie Naron Draughon, dated December 5, 1976, Book 5096, page 363, Register's Office for Davidson County, Tennessee. The said Janie Naron Draughon died on February 12, 1998 and subject property was vested in Margaret Draughon Palmer, as to an undivided 50% interest, and Dorothy Draughon Smith, as to an undivided 50% interest, in the Last Will and Testament of Janie Naron Draughon, probated as Case No. 98P-332, Davidson County Probate Court, according to Affidavit of Heirship of record in Book 11743, page 174, Register's Office for Davidson County, Tennessee. The said Dorothy Draughon Smith having since died on August 6, 2002, and according to her Last Will and Testament, probated in the Seventh Circuit Court of Davidson County Tennessee, as docket No. 02P-2043, her undivided 50% interest in the subject property was devised to Alfred M. Smith, Jr., Vivian Elizabeth Smith Brown and Robert D. Smith, Co-Trustees of the Qualified Terminable Interest Trust (also known as the Dorothy Draughon Smith Green Hills Trust), for the benefit of her husband, Alfred M. Smith, Sr. during his lifetime, with the corpus of the trust being distributed equally to Alfred M. Smith, Jr., Vivian Elizabeth Smith Brown and Robert D. Smith at Alfred M. Smith, Sr.'s death, at which time the trust would terminate. Per the Davidson County Circuit Clerk's index, the said Alfred M. Smith, Sr. died on April 13, 2013 and his estate was probated under Docket No. 13P-787. By Trustee's Quitclaim Deed dated December 5, 2014 from Alfred M. Smith, Jr., Vivian Elizabeth Smith Brown and Robert D. Smith, Co-Trustees of the Qualified Terminable Interest Trust known as the Dorothy Draughon Smith Green Hills Trust, established under the Last Will and Testament of Dorothy Draughon Smith dated July 18, 1994, filed as Instrument 20141210-0112910, Register's Office for Davidson County, the said 50% undivided

interest in the subject property was conveyed to Alfred M. Smith, Jr., Vivian Elizabeth Smith Brown and Robert D. Smith, individually. Being the same property conveyed by Quitclaim Deed from Alfred M. Smith, Jr. to GHP Family Limited Partnership, as to an undivided 1/6 interest, dated December 5, 2014, of record as Instrument No. 20141216-0114822, Register's Office for Davidson County; by Quitclaim Deed from Robert D. Smith to Hillsboro Road Properties Family Limited Partnership, as to an undivided 1/6 interest, dated December 3, 2014, of record as Instrument No. 20141216-0114823, said Register's Office; and by Quitclaim Deed from Vivian Elizabeth Smith Brown to Green Hills Family Limited Partnership, as to an undivided 1/6 interest, dated December 9, 2014, of record as Instrument No. 20141216-0114824, said Register's Office. The said Margaret Draughon Palmer having since died on June 22, 2004 and her undivided 50% interest in said property was vested by her Last Will and Testament (admitted to probate in the Seventh Circuit Court, Davidson County, Tennessee, Docket Number 04P-1903) in equal shares (1/8 each) to: Jack M. Palmer, Jr., Melinda P. Hamilton, Vivian Woodhouse and James D. Palmer, according to Affidavit of Inheritance of record in Instrument No. 20060605-0065923, Register's Office for Davidson County, Tennessee.

Also being the same property leased to George N. Spiva and Vianda Hale Hill by Agreement of Lease dated August 16, 1985 from Janie Naron Draughon, Margaret Draughon Palmer, and Dorothy Draughon Smith, of record in Book 6728, page 269, Register's Office for Davidson County, Tennessee. Said Agreement of Lease was assigned to C. Leroy Norton, Jr., Trustee by Absolute Assignment of Lease executed by George N. Spiva and Vianda Hale Hill dated May 23, 1986, of record in Book 6866, page 869, Register's Office for Davidson County, Tennessee, then was assigned to Village Green Partnership by Absolute Assignment of Leases dated July 7, 1987, of record in Book 7290, page 796, said Register's Office, and was subsequently assigned to HDC, LLC, by Successor Trustee's Assignment of Leasehold Interests dated February 18, 1999, of record in Book 11350, Page 233, said Register's Office. Spiva/Hill Management and Investment, LLC, is the successor by merger to HDC, LLC, as set forth in that Certificate of Merger of HDC, LLC, into Spiva/Hill Management and Investment, LLC, as of record in Book 11571, page 749, Register's Office for Davidson County, Tennessee.