WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-16-5116-T

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)
The Francoz Family Trust	**Same as New Owner**	
(NAME)	(NAME)	**059-01-0-028.00**
5076 Marc Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEECHTREE NCM, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIPPE A FRANCOZ AND SYLVIE M. FRANCOZ, TRUSTEES OF THE FRANCOZ FAMILY TRUST DATED MAY 30, 2006,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 1 on the Plan of Final Plat, Forest Vale Subdivision of record in Plat at Instrument No. 19991214-0303086, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beechtree NCM, LLC by Quit Claim deed from Balsa NCM, LLC of record in Instrument No. 20120802-0068747 Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on August 02, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 19991214-0303086, Register's Office of Davidson County, Tennessee.
- Grant of Sewer Easement to Metropolitan Government of Nashville and Davison County of record in Instrument Number 20040213-0017391, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5116 Buena Vista Pike, Nashville, Tennessee 37218**.

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.

BILL GARRETT, Davidson County
Trans: T20160025742 DEEDWARR
Recvd: 03/30/16 14:48 2 pgs
Fees: 13.00 Taxes: 316.35
20160330-0030157

Witness my/our hand(s) this the 30th DAY OF MARCH, 2016.

Beechtree NCM, LLC

By: Newbridge Capital Management, LLC, Its Manager

By: _____
David Sandmann, Manager

STATE OF Connecticut

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SANDMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of NEWBRIDGE CAPITAL MANAGEMENT, LLC, MANAGER of BEECHTREE NCM, LLC, the within named bargainor, a limited liability company, and that he/she as such of NEWBRIDGE CAPITAL MANAGEMENT, LLC, MANAGER of BEECHTREE NCM, LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 of March, 2016.

_____
Notary Public BETH H. WHITCOMB
My Commission Expires: 11-30-2020
(SEAL)

BETH H. WHITCOMB NOTARY PUBLIC CONNECTICUT

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