BILL GARRETT, Davidson County
Trans:T20160028184 DEEDWARR
Recvd: 04/07/16 09:12 5 pgs
Fees:28.00 Taxes:1502.94
20160407-0033266

This Instrument Prepared By:
TRESSLER & ASSOCIATES, PLLC
212 N. Castle Heights Avenue
Lebanon, Tennessee 37087
16-0226B

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
GB Davenport, LLC	New Owner	096-02-0-012.00
9424 Cave Springs Drive		096-02-0-013.00
Brentwood, Tennessee 37027		096-02-0-014.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WAUFORD ASSOCIATES, INC.**, a Tennessee corporation, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **GB DAVENPORT, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

See Attached Exhibit A.

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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6TH day of April, 2016.

WAUFORD ASSOCIATES, INC., a Tennessee corporation

By: _____
Name: J. Roy Wauford, Jr.
Its: President

STATE OF TENNESSEE]
COUNTY OF Wilson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **J. ROY WAUFORD, JR.**, With whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **WAUFORD ASSOCIATES, INC.,** a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 6th day of April, 2016.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 5-30-17

STATE OF TENNESSEE]
COUNTY OF Wilson]

The actual consideration or value, whichever is greater, for this transfer is **$406,200.00**.

Affiant

Subscribed and sworn to before me this
6th day of April, 2016.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 5-30-17

EXHIBIT A
Legal Description

Tract I:

Land Description per Book 5716, Page 342, R.O.D.C., TN as follows:

Being Lot No. 2 on the Plan of Z.J. Wilkerson's Survey made on October 30, 1937 of a part of resubdivision of a part of the E.B. Graves Plan., as of record in Plan Book 2, page 90, of the Chancery Court at Nashville, Tennessee, and more particularly described as follows:

Beginning at a point located in the south margin of the Lebanon Road and in the east margin of an unnamed street and running along the east margin of said unnamed street 100 feet south to the northwest corner of Lot No. 3; thence running easterly along the north margin of Lot No. 3, 143.5 feet to a point being the common point of Lots Nos. 1 and 2 in the north margin or Lot No. 3, thence north 21 deg. 30 Min. west along the westerly line of Lot No. 1, 155 feet to a point in the south margin of the Lebanon Road; thence along said margin of the Lebanon Road north 64 deg. East 90 feet to the point of beginning and,

Lot No. 3 on the survey of Z.J. Wilkerson' survey made on November 30, 1943 of a part of the Re-subdivision of part of E.B. Graves Plan recorded in Plan Bok 2 page 90, of Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point same being the southwest corner of Lot No. 2 and the northwest corner of Lot No. 3 and running south with road right-of-way 75 feet to the northwest corner of Lot No. 4; thence south 89° eat 230 feet to a point in the Browning line and being the northeast corner of Lot No. 4; thence in a northerly direction with the Browning line 50 feet to a point; thence continuing in a northerly direction with the Browning line 25 feet to a stake, same being southeast corner of Lot No. 1 and the northeast corner of Lot No. 3; thence 88° west 228.5 feet to the point of beginning.

And being the same property as:
Land Description
Tax Map 96.02, Parcels 13 & 14
1/18/06

Land in the 1st Civil District of Davidson County, Tennessee, and begin more particularly described as follows:

Beginning at a mag nail set in the southerly right of way of Lebanon Pike, said mage nail also being the northwest corner of herein described tract:

Thence, with the southerly right of way of Lebanon Pike, with a curve to the left having an arc distance of 101..40 feet, a radius of 522.65 feet, a chord direction of North 62°18'28" East and a chord distance of 101.24 feet to an iron rod set in the westerly line of Kingsland Properties property as recorded in Instrument # 20031006-0147318 R.O.D.C, TN;

Thence, leaving the said right of way and running along the westerly line of the Kingsland Properties property; South 20°46'45" East a distance of 149.58 feet to an iron rod found;

Thence, North 89°45'41" East a distance of 84.97 feet to an iron rod found;

Thence, South 00°46'13" West a distance of 43.63 feet to an iron rod found; said rod being the southwesterly corner of the Kingsland Properties property and the northwest corner of the Lee M. Barrett Jr. property as recorded in Deed Book 9763, Page 519 R.O.D.C., TN;

Thence, along the westerly line of the Lee Barrett Jr. property South 00°47'37" West a distance of 45.02 feet to an iron rod found; said rod being the northeast corner of the Zeta Realty Company property as recorded in Deed Book 8528, Page 395 R.O.D.C., TN;

Thence, along the northerly line of the Zeta Realty Company property; North 87°27'45 West a distance of 230.41 feet to an iron rod found in the east line of an unnamed street; said rod also being the northwest corner of the Zeta Realty Company property as recorded in Deed Book 8528, Page 395 R.O.D.C., TN;

Thence, with the easterly line of said unnamed street, North 01°14'46" East a distance of 170.93 feet to the Pong of Beginning and containing 0.76 Acres or 33,217 square feet, according to a survey by Joseph C. McConnell, RLS #992, dated January 18, 2006, as revised January 24, 2006 and March 5, 2006.

TRACT II

A tract of land in Davidson Count, Tennessee, being part of Z.J. Wilkinson's 1937 unrecorded survey of The E.B. Graves Plan, as of record in Plat Book 2, page 90 of the Chancery Court of Davidson County, Tennessee, and being described according to a survey by Campbell Surveying Co., Inc., dated 1-14-91, more particularly described as follows:

Beginning at a new iron rod on the easterly margin of a 15' un-named roadway, said iron rod being the southwest corner of the Zeta Realty property as of record in Book 5716, page 342, R.O.D.C., TN, and the northwest corner of the herein described tract;

Thence, leaving said margin along Zeta' southerly line S 87°27'45" E 228.13' to an old iron rod on the westerly line of the Sidney Stowall property as of record in Book 2156, page 209, RODC, Tennessee;

Thence, along Stowalls westerly line S 02°22'00" W 826.39' to a new iron rod on the northerly right of way of the Nashville Eastern Railroad;

Thence, along said margin N 65°50'26" W 260.38 to a new iron rod on the aforementioned easterly margin of a 15 foot un-named roadway;

Thence, along said easterly margin N 03°25'55" E 733.56' to the point of beginning, containing 4.22 acres.

INCLUDED in the above description is a 20' permanent easement along the southerly boundary as of record in Book 6209, page 389, R.O.D.C., TN.

BEING the same property conveyed to Wauford Associates, Inc., a Tennessee Corporation, by Warranty Deed from Zeta Realty Company, a Tennessee general partnership, dated March 8, 2006, and of record Instrument No. 20060310-0027941, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2835 Lebanon Pike, Nashville, Tennessee 37214.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2016, and all subsequent years' real property taxes. (All tracts).

2. Subject to Sanitary Sewer and/or Drainage Easement, of record in Book 5666, Page 622, Register's Office for Davidson County, Tennessee. (Tract I).

3. Subject to Sanitary Sewer and/or Drainage Easement, of record in Book 6209, Page 389, Register's Office for Davidson County, Tennessee. (Tract II).

4. Subject to Easement to Spring Communications, of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee. (Tract II).