WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $495,000.00

Affiant

Subscribed and sworn to me on April 18, 2016.

NOTARY PUBLIC

My Commission Expires: 11-16-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/19/16 12:15 3 pgs
Fees:18.00 Taxes:1831.50
20160419-0037728

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
ATOB Properties, LLC 3327 Park Ave. Nashville, TN 37209	5182 Colleton Way Brentwood, TN, 37027	09213017000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III and wife, Juli Garner Horton, as joint tenant with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto ATOB Properties, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 8, Block Number 11, as shown on the Map entitled Charlotte Park Second Addition to Nashville Tennessee, of record in Book 57, Page 160, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Quitclaim Deed from Horton Runyeon, Inc. to Alden Horton, III and Juli Garner Horton, as joint tenant with right of survivorship, as recorded on the 1st day of July, 2010 in Instrument No. 20100701-0051704, Scrivener's Affidavit, as recorded on the 8th day of July, 2010 in Instrument No. 20100708-0053621; Quitclaim Deed from Alden Horton, III and Ronald D. Runyeon to Horton Runyeon, Inc., as recorded on the 1st day of May, 2007 in Instrument No. 20070501-0051857 and Warranty Deed from Mark E. Prentice and Michelle M. Prentice, husband and wife to Alden Horton, III and Ronald D. Runyeon, as recorded on the 15th day of March, 2006 in Instrument No. 20060315-0029699, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 3327 Park Avenue, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on April 18th, 2016.

Alden Horton, III

Juli Garner Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 18th, 2016, before me personally appeared Alden Horton, III and Juli Garner Horton to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 18th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017