This Instrument Prepared By:
Phil Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
MS Nashville Realty, LLC
210 Old Hickory Blvd, Suite 13
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Volunteer State Bank
PO Box 7597
Portland, TN 37148

MAP 161-184.00
GROUP
PARCEL

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **N.R.P.B Partnership, a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **MS Nashville Realty, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **5802 Nolensville Pike, Nashville, Tennessee 37211.**

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 does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

BILL GARRETT, Davidson County
Trans:T20160036254 DEEDWARR
Recvd: 05/02/16 15:38 3 pgs
Fees:18.00 Taxes:9065.00
20160502-0043009

WITNESS my hand this the **28th** day of **April, 2016.**

N.R.P.B Partnership, a Tenenssee general partnershio

By: _____
Don Lunn, Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Don Lunn** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Partner** of **N.R.P.B Partnership, a Tennessee general partnership**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2016.

_____
NOTARY PUBLIC

My Commission Expires:
3. 30. 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $2,450,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2016.

_____
NOTARY PUBLIC

My Commission Expires:
3. 30. 2020

File #16-9042

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1 of The Trace, a plat which is of record in Book 6900, page 87, said Register's Office, and described more particularly as follows:

Beginning at a point on the easterly margin of Nolensville Pike, the said point being the southwest; corner of the Exxon property; thence along the southerly boundary of the said Exxon property North 85 deg. 21' 24" East 210.00 feet to a point; in the westerly boundary of Lot 2, Handy City Commercial Area, of record in Book 5200, page 65, said Register's Office; thence along the said westerly boundary South 4 deg. 54' 40" East 256.81 feet to a point in the northerly boundary of Lot 2 of The Trace; thence along the said northerly boundary North 77 deg. 45' 11" West 71.61 feet to a point; thence South 85 deg. 21' 24" West 174.19 feet to a point in the easterly margin of Nolensville Pike; thence along the said easterly margin North 3 deg. 34' 30" West 50.91 feet to a point; thence North 3 deg. 42' 31" West 62.91 feet to a point; thence North 12 deg. 12' 35" East 100.40 feet to a point; thence North 3 deg. 42' 20" West 26.11 feet to the point of beginning, containing 1.270 acres, more or less.

Being the same property conveyed to N.R.P.B. Partnership, a Tennessee general partnership composed of C. LeRoy Norton, Jr., Stephen O. Hewlett, Ralph G. Grant and Don M. Lunn by Warranty Deed from A. Harrison Johnson, Jr., Trustee, dated October 24, 1986, recorded October 24, 1986, of record in Book 7019, page 701, Register's Office for Davidson County, Tennessee. Pursuant to the terms of that certain Withdrawal from Partnership and Assignment of Partnership Interest dated January 7, 1991, the said C. Leroy Norton, Jr. having deeded any interest he may have had in said property to N.R.P.B. Partnership, a Tennessee general partnership by Quitclaim Deed of record in Book 8308, page 665, said Register's Office, and further, pursuant to the terms of that certain Withdrawal from Partnership and Assignment of Partnership Interest dated January 7, 1991, the said Stephen O. Hewlett having deeded any interest he may have had in said property to N.R.P.B. Partnership, a Tennessee general partnership by Quitclaim Deed of record in Book 8315, page 640, said Register's Office.