Davidson County DEEDWARR
Recvd: 07/18/16 09:46 5 pgs
Fees:28.00 Taxes:4902.50
20160718-0073304

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27227-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Woodbine Park, LLC and Q&A Holdings, G.P. c/o Nick Adler 120 Steeplechase Lane Nashville, TN 37221	New Owner	11909013900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **War Eagle 1 Partnership, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Woodbine Park, LLC, a Tennessee limited liability company and Q&A Holdings, G.P., a Tennessee general partnership** (hereinafter referred to as the "**Grantees**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto.

BEING the same property conveyed to War Eagle 1 Partnership, a Tennessee general partnership by warranty deed from Riverside, LLC, a Tennessee limited liability company, of record in Instrument No. 20150714-0068228, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and Grantor covenants with the said Grantees 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 15 day of July, 2016.

WAR EAGLE 1 PARTNERSHIP,
a Tennessee general partnership

By: Randy J Wolcott
Name: Randy Wolcott
Its: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Randy Wolcott**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the General Partner of **War Eagle 1 Partnership, a Tennessee general partnership**, the within-named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **War Eagle 1 Partnership, a Tennessee general partnership**, by himself as such General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of July, 2016.

Notary Public

My Commission Expires: March 10, 2019

COLLEEN QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

Affiant

Subscribed and sworn to before me this
15 day of July, 2016.

Notary Public

My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

BEGINNING at an iron rod set on the southerly right-of-way line of Carter Street at a corner common with Robert Wade Eitniear, as of record in Book 10414, Page 15, at the Register's Office for Davidson County, Tennessee, said point being 232.5 feet in a westerly direction along the southerly side of Carter Street from the Southwest corner of Foster Avenue and Carter Street, said;

Thence with the westerly property line of Robert Wade Eitniear and Nancy Stanley, as of record in Deed Instrument No. 200904070031923, at said Register's Office, South 16 deg 32 min 22 sec East 378.10 feet to a point passing a witness iron rod set at 370.00 feet, said point being on the northerly property line of Nancy Stanley, as of record in Deed Instrument No. 200705140057454, at said Register's Office;

Thence with the northerly property line of Nancy Stanley, South 59 deg 32 min 57 sec West, 135.00 feet to an iron rod set;

Thence South 30 deg 38 min 48 sec West, 132.00 feet to an iron rod set on the easterly property line of Metro Government Coleman Park Property, as of record in Book 936, Page 630, at said Register's Office;

Thence with the easterly property line of Metro Government Coleman Park, North 28 deg 13 min 38 sec West, 40.00 feet to an iron rod set at a corner common with Unicorn Advertising, as of record in Book 8063, Page 481, at said Register's Office;

Thence with the easterly property line of Unicorn Advertising, North 28 deg 58 min 38 sec West, 283.54 feet to an existing iron rod;

Thence South 60 deg 46 min 22 sec West, 35.85 feet to an existing iron rod; Thence North 28 deg 57 min 19 sec West, 246.05 feet to an existing iron rod at a corner common with Dayna Fuqua, as of record in Deed Instrument No. 200602140017715, at said Register's Office;

Thence with the southerly property line of Dayna Fuqua and the southerly terminus of Fannie Williams Street, North 52 deg 24 min 53 sec East, 41.10 feet to an iron rod set at a corner common with Urbano Martinez, as of record in Book 10303, Page 880, at said Register's Office;

Thence with the southerly property line of Urbano Martinez, North 63 deg 45 min 49 sec East, 141.00 feet to an existing iron rod at a corner common with Sherry Bradford, as of record in Book 9948, Page 382, at said Register's Office;

Thence with the southerly property line of Sherry Bradford, North 65 deg 30 min 49 sec East, 60.00 feet to an iron rod set on the southerly right-of-way line of Carter Street;

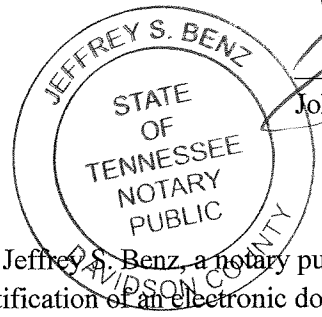
Thence with the southerly right-of-way line of Carter Street, South 73 deg 51 min 53 sec East, 176.00 feet to the point of beginning, containing 154,729 square feet (3.55 acres more or less). The foregoing legal description being derived from the ALTA/ACSM Land Title Survey of 311 Carter Street, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated May 29, 2015 as Job Number 15081MHC.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 11909013900.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019