WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065827 DEEDWARR
Recvd: 08/01/16 11:08 5 pgs
Fees:28.00 Taxes:1221.00
20160801-0078978

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$330,000.00**

David W. Farmer, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS JULY 29, 2016

Ernest B. Williams, IV, Notary Public

MY COMMISSION EXPIRES: 3-3-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
TDF Properties, LLC 405 Birkdale Court, Franklin, Tennessee 37064	Same as Owner	104-2-4-B-204 CO

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LINDA D. BURNS AND JOHN M. BURNS, CO-TRUSTEES OF THE LINDA D. BURNS TRUST, DATED MARCH 20, 2008 (AS TO AN UNDIVIDED ½ INTEREST AS TENANTS IN COMMON) AND JOHN M. BURNS AND LINDA D. BURNS, CO-TRUSTEES OF THE JOHN M. BURNS TRUST, DATED FEBRUARY 10, 2005 (AS TO AN UNDIVIDED ½ INTEREST AS TENANTS IN COMMON)** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TDF PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

Being the same property conveyed to Grantor(s) by deed recorded at Instrument No. 20080717-0073345 dated July 3, ~~2010~~ 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions")**.

This is ☑ improved ☐ unimproved property, known as 3000 Vanderbilt Place, #204, Nashville, TN 37212.

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 singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 27 day of July, 2016.

John M. Burns,
Co-Trustee of the Linda D. Burns Trust, Dated March 20, 2008 and John M. Burns Trust, dated February 10, 2005

STATE OF Oregon)
COUNTY OF Lane)

BEFORE THE UNDERSIGNED. a Notary Public of the State and County aforementioned, personally appeared John M. Burns 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 Trustee of the Linda D. Burns Trust, established pursuant to that Restated Revocable Declaration of Trust dated as of March 20, 2008 and the John M. Burns Trust, established pursuant to that Revocable Declaration of Trust dated as of February 10, 2005, and as such Trustee has executed the foregoing instrument for the purpose therein contained, by signing the Trustee's name for each such trust with the full power and authority to bind the same hereto.

WITNESS my hand and seal, this 27th day of July, 2016.

OFFICIAL SEAL
JOHN WILSON ETHEREDGE
NOTARY PUBLIC-OREGON
COMMISSION NO. 476710
MY COMMISSION EXPIRES MARCH 19, 2017

Notary Public John Etheredge
My Commission Expires: 3/19/2017

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: _____ Driver's License: ✓ Other: _____

Linda D. Burns
Co-Trustee of the Linda D. Burns Trust, Dated March 20, 2008 and John M. Burns Trust, dated February 10, 2005

STATE OF Oregon)
COUNTY OF Lane)

BEFORE THE UNDERSIGNED. a Notary Public of the State and County aforementioned, personally appeared Linda D. Burns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Linda D. Burns Trust, established pursuant to that Restated Revocable Declaration of Trust dated as of March 20, 2008 and the John M. Burns Trust, established pursuant to that Revocable Declaration of Trust dated as of February 10, 2005, and as such Trustee has executed the foregoing instrument for the purpose therein contained, by signing the Trustee's name for each such trust with the full power and authority to bind the same hereto.

WITNESS MY HAND AND OFFICIAL SEAL this 27th day of July, 2016.

OFFICIAL SEAL
JOHN WILSON ETHEREDGE
NOTARY PUBLIC-OREGON
COMMISSION NO. 476710
MY COMMISSION EXPIRES MARCH 19, 2017

John Etheredge, Notary Public

My Commission Expires: 3/19/2017

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: _____ Driver's License: ✓ Other: _____

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 3000 Vanderbilt Place, #204, Nashville, Tennessee 37212

Map/Parcel: 104-2-4-B-204 CO

Description:

Land in Davidson County, Tennessee, being Unit No. 204, on the Horizontal Property Regime for Bristol West End, as recorded in the Master Deed of record as Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LINDA D. BURNS AND JOHN M. BURNS, CO-TRUSTEES OF THE LINDA D. BURNS TRUST, DATED MARCH 20, 2008 , AS TO UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON AND JOHN M. BURNS AND LINDA D. BURNS, CO-TRUSTEES OF THE JOHN M. BURNS TRUST, DATED FEBRUARY 10, 2005, AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON, by deed from AUSTIN HILL, UNMARRIED, of record in Instrument No. 20080717-0073345, dated July 3, 2008, said Register's Office.

EXHIBIT B
(EXCEPTIONS)

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
2. Rights and claims of parties in possession.
3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
5. Liens, encumbrances, or claims thereof, which are not shown by the public record.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-02-4B-204.00 CO.

   Davidson County taxes for 2015, Map-Par. 104-02-4B-204.00 CO, $2,834.92, Paid.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

8. Matters shown on the Plan of record in Instrument No. 20060801-0093560, said Register's Office.
9. Restrictive Covenants contained in instrument of record in Instrument No. 20050105-0001970, said Register's Office.
10. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113 and Instrument No. 20151228-0130187, said Register's Office.
11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040615-0070569, said Register's Office.
12. Storm Water Detention Agreement of record in Instrument No. 20050603-0062976, said Register's Office.
13. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 and made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.