Davidson County	DEEDWARR
Recvd: 10/25/16 08:27	7 pgs
Fees:38.00 Taxes:1480.00	
20161025-0112462	

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

29083-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dan Heller PO Box 60865 Nashville, TN 37206	New Owner	08601008500

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, **Madappallil M. George, Gesis George Thana, Joseph James and 3MS Properties, LLC, a Tennessee limited liability company** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Dan Heller** (hereinafter the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Re-Subdivision of Lot No. 2 on the Plat of Hermitage Professional Mall, of record in Book 5210, Page 143, Register's Office for Davidson County, Tennessee, to which said plan reference if hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Madappallil M. George, Gesis George Thana, Joseph James, and 3MS Properties, LLC, a Tennessee limited liability company by Warranty Deed dated March 31, 2006 from J. Gregory Hale, as to an eighty (80%) percent undivided fee simple interest and Stephen Heins, as to a twenty (20%) percent undivided fee simple interest, of record in Instrument No. 20060406-039735, 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 Grantee, his heirs and assigns, forever; and Grantors 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 except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures on following pages]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 24 day of October, 2016.

3MS PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: James J. James
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James J. James with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of 3MS PROPERTIES, LLC, a Tennessee limited liability company, 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 company by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24 day of October, 2016.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

_____
Affiant

Subscribed and sworn to before me this 24 day of October, 2016.

_____
Notary Public
My Commission Expires: July 6, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantors have executed this instrument this 20 day of October, 2016.

Madappallil M. George

STATE OF NY]
COUNTY OF WESTCHESTER]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Madappallil M. George, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in EASTCHESTER, NY, this 20 day of October, 2016.

Notary Public
My Commission Expires: 5-30-2017

THOMAS FAVATA
Notary Public, State of New York
No. 01FA6127926
Qualified in Westchester County
Commission Expires May 30, 2017

IN WITNESS WHEREOF, the Grantors have executed this instrument this _____ day of October, 2016.

Gesis George Thana

STATE OF NY]
COUNTY OF WESTCHESTER]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gesis George Thana, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in EASTCHESTER, NY, this 20 day of October, 2016.

Notary Public
My Commission Expires: 5-30-2017

THOMAS FAVATA
Notary Public, State of New York
No. 01FA6127926
Qualified in Westchester County
Commission Expires May 30, 2017

IN WITNESS WHEREOF, the Grantors have executed this instrument this 21 day of October, 2016.

Joseph James

STATE OF GA]
COUNTY OF Cherokee]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph James, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Roswell, GA, this 21 day of October, 2016.

Notary Public
My Commission Expires: AUG 8, 2018

Brian K Manns
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires August 8, 2018

EXHIBIT A

Permitted Encumbrances

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

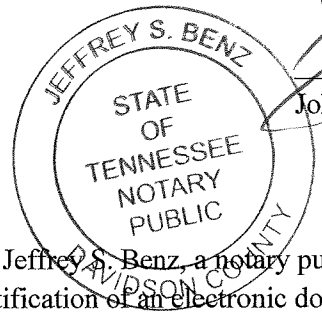
2. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

3. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 08601008500.

4. All Matters as shown on the Plan of record in Plat Book 5210, Page 143, Register's Office for Davidson County, Tennessee. Ingress and Egress Easements on Lot 1 to serve Lot 2 and Reserved Parcel as shown on the Plan of record.

5. Easement and Grant of Right of Way, of record in Book 5442, Page 628, said Register's Office.

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