BILL GARRETT, Davidson County
Trans:T20160101597 DEEDWARR
Recvd: 11/17/16 09:19 5 pgs
Fees:28.00 Taxes:1665.00
20161117-0121142

GENERAL WARRANTY DEED

FROM: Keith Varner, Trustee of the
Carlene C. Elrod Trust
Grantor

TO: Bluewater Properties, LLC,
a Tennessee limited liability company
Grantee

This instrument was prepared by:
Record and return to:
Amy L. Baker
Stites & Harbison, PLLC
303 Peachtree St. NE, Ste 2800
Atlanta, GA 30308

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
1010 Progress Drive Clarksville, TN 37040-5329	(New Owner)	095-04-0-051.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00).

R Dwayne Wood
Affiant

CINDY M. MACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

SUBSCRIBED AND SWORN TO before me, this the 14 day of November, 2016.

Cindy M. Mack
Notary Public

My Commission Expires: 3-3-20

FOR AND IN CONSIDERATION OF the sum of Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KEITH VARNER, TRUSTEE OF THE CARLENE C. ELROD TRUST (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto BLUEWATER PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2539 Lebanon Road, Nashville, Tennessee 37214.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor do with Grantee that Grantor is seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness our hands this 14TH day of November, 2016.

THE CARLENE C. ELROD TRUST

By: Keith Varner

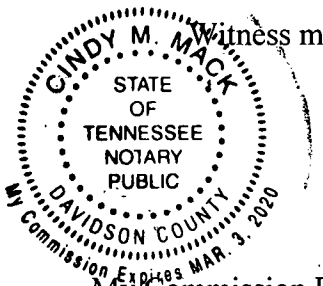
Name: Keith Varner

Title: Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Cindy M. Mack, a Notary Public of said County and State, personally appeared Keith Varner, 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 (or other officer authorized to execute the instrument) of THE CARLENE C. ELROD TRUST, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in Nashville, this 14th day of November, 2016.



Cindy M. Mack
Notary Public

My Commission Expires: 3-3-20

This General Warranty Deed has been prepared by Stites & Harbison, PLLC ("Stites") based solely upon information furnished by Grantor and Grantee. Stites has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

EXHIBIT "A"
PROPERTY DESCRIPTION

A tract of land located in the 15th Council District of Davidson County, Tennessee, being generally located south of and adjacent to Lebanon Pike, north of Crossfield Drive and east of McGavock Pike, and being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right-of-way of Lebanon Pike (70 foot right-of-way),being the northeast corner of the William Brown Property (DB-20150930 0099142), said rod also having Tennessee State Plane Coordinates of Northing 669131.08, Easting 1768846.81;

Thence, leaving said Brown property and with said right-of-way North 82 degrees 10 minutes 29 seconds East for a distance of 100.00 feet to an iron rod (new), being the northwest corner of the Michael Petty property (RD-20060412 0042242);

Thence, leaving said right-of-way and with the west line of said Petty property, South 04 degrees 00 minutes 55 seconds East for a distance of 222.19 feet to an iron rod (new) in the northerly line of the Holy Rosary Catholic Church (20050214 0016223);

Thence, leaving said Petty property and with said Church property, South 85 degrees 43 minutes 17 seconds West for a distance of 100.00 feet to an iron rod (new), being the southeast corner of the said Brown property;

Thence, leaving said Church property and with the east line of said Brown property North 03 degrees 57 minutes 25 seconds West for a distance of 216.00 feet to the Point of Beginning.

Subject tract contains 21,888 square feet or 0.502 acres, more or less. Described according to a survey by Clint T. Elliott, Registered Land Surveying, G. Scott Carter, TRLS# 2391, dated Nov. 10, 2016.

Being the same property conveyed to Keith Varner from Carlene C. Elrod, by deed of record as Instrument No. 20100119-0004466, dated January 18, 2010, corrected as Instrument No. 20110218-0014072 said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for the year 2016 a lien, not yet due and payable.