ADDRESS NEW OWNER: Exit Properties General Partnership
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: New Owner:

MAP-PARCEL NOS. 96-5-A 44.00 and 96-5-A-45.00

Davidson County DEEDWARR
Recvd: 01/30/17 10:26 3 pgs
Fees:18.00 Taxes:777.00
20170130-0009499

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **G.W.C. Business Services, Inc., a Tennessee corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Exit Properties General Partnership, a Tennessee general partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract No. 1: (211 Donelson Pike, Unit 204) Land in Davidson County, Tennessee, being Building A, Unit A4U (Parcel No. 44) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, Page 851, said Register's Office.

Tract No. 2: (211 Donelson Pike, Unit 205) Land in Davidson County, Tennessee, being Building A, Unit A5U (Parcel No. 45) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, Page 851, said Register's Office.

Being the same property conveyed to G.W.C. Business Services, Inc., a Tennessee corporation, from David A. Reed, by Quitclaim Deed recorded on July 25, 2014, in Instrument No. 20140725-0066287, Register's Office for Davidson County, Tennessee.

This is property with a common address of 211 Donelson Pike, Units 204 and 205, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years.
(2) All matters appearing on the Plan of record in Plat Book 6200, Page 49, Register's Office for Davidson County, Tennessee.
(3) Cameron Park Master Deed and Declaration of Horizontal Property Regime in Book 6297, Page 851; Book 11710, Page 523; Instrument No. 20140820-0075956; and Instrument No. 20150107-0001559, said Register's Office.
(4) By-Laws in Book 6297, Page 864, said Register's Office.
(5) Easement for right to lay, hold and maintain a water main in Donelson Pike, formerly Polk Ave., to Bransford Realty Company, in Book 880, Page 220, said Register's Office.
(6) Transmission Line Easement to U.S.A., in Book 1163, Page 629, said Register's Office.
(7) Permanent drainage easement to Metro Government in Book 4181, Page 194, said Register's Office.
(8) Deed to Metro Government for sanitary sewers, storm drainage, water mains and appurtenances in Book 6255, Page 605, said Register's Office.
(9) Boundary Plat of Cameron Park Office Center in Plat Book 6200, Page 48, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors 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 herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of January 2017.

G.W.C. Business Services, Inc.

By: _____
Gary W. Czeskleba, President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Gary W. Czeskleba ("Officer"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of G.W.C. Business Services, Inc., the within named bargainor, and as such authorized Officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized Officer.

Witness my hand and official seal at office this 24th day of January 2017.

_____
NOTARY PUBLIC

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $210,000.00.

_____
Affiant

Subscribed and sworn before me this 24th day of January 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

File No. 1701K007

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or 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

x _____
Signature

State of TN
County of Davidson

Personally appeared before me, Mary Kathryn Charlton, a notary public for this county and state, Cindy S. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY