Davidson County DEEDWARR
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Fees:23.00 Taxes:2960.00
20170131-0010363

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue, Ste. 205 Nashville, Tennessee 37215 FTEC File No. 33384-11-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, 31st day of January, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greene Holdings, LLC 1018 Chancery Lane Nashville, TN 37215	New Owner	Map and Parcel No.: 117 10 0 C 103 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MSJB, LLC, a Tennessee limited liability company**, and **Deborah Sue Miller**, an unmarried woman (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Greene Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Bedford Avenue, Suite 103, Nashville, Davidson County, Tennessee, 37215.

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

And Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under them, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument, the corporate party by its duly authorized officers, on the 31st day of January, 2017.

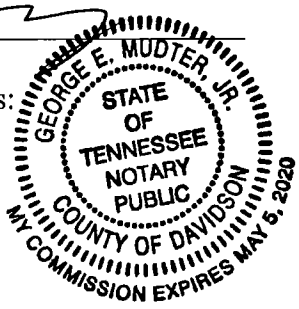
Deborah Sue Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Deborah Sue Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2017.

Notary Public
My Commission Expires:



MSJB, LLC
a Tennessee limited liability company

BY: _____
Nick Barre, Manager

BY: _____
Christopher Michael Jay, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nick Barre and Christopher Michael Jay, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Managers of MSJB, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2017.

Notary Public
My Commission Expires:

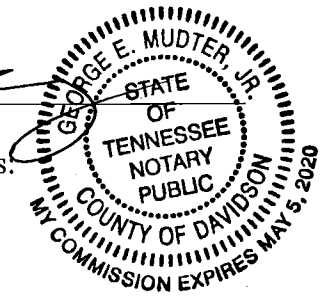


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Bedford Plaza Office Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Bedford Avenue Subdivision, Phase 3 of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MSJB, LLC, a Tennessee limited liability company, by deed dated November 14, 2008 from Katlan Properties, a Tennessee General Partnership of record in Instrument No. 20081117-0113161, Register's Office for Davidson County, Tennessee. MSJB, LLC conveyed an undivided fifty percent (50%) interest as a tenant in common to Deborah Sue Miller, an unmarried person, by Quitclaim Deed dated January 30, 2017, of record in Instrument No. 20170130-0009685 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117 10 0 C 103 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 9, Book 3914, page 73, and Book 3914, page 89, Register's Office for Davidson County, Tennessee.
6. Easement for public utility and drainage of record in Instrument No. 20060811-099296, Register's Office for Davidson County, Tennessee.
7. Easement for Future Access of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20081117-0113162, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

