WARRANTY DEED

FROM: Edwin S. Grant and
William Maxon Grant

TO: Rinker Holdings, LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Rinker Holdings, LLC Attn: Mike Rinker 313 E. Florida Avenue Union City, Tennessee 38261	Same	Map 91, Parcel 50

BILL GARRETT, Davidson County
Trans:T20170009988 DEEDWARR
Recvd: 02/02/17 11:52 4 pgs
Fees:23.00 Taxes:2960.00
20170202-0011353

STATE OF TENNESSEE)
COUNTY OF OBION)

The actual consideration for this transfer is $800,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of January, 2017.

Notary Public

My Commission Expires: 1-19-2019

JOHN L. WARNER, JR. NOTARY PUBLIC AT LARGE OBION CO., TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin S. Grant and William Maxon Grant** (collectively, hereinafter called the "Seller") by these presents do transfer, sell and convey unto **Rinker Holdings, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 121 Duluth Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 30th day of January, 2017.

SELLER: Edwin S. Grant

Edwin S. Grant

William M. Grant

William Maxon Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edwin S. Grant, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of January, 2017.

Traci Sellers

Notary Public

My Commission Expires: 3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Maxon Grant, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of January, 2017.

Traci Sellers

Notary Public

My Commission Expires: 3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lot 1 Westover Subdivision, as shown on plat of record in Instrument No. 20081105-0110088, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Edwin S. Grant and William M. Grant by deed of record in Instrument No. 20110328-0023803, Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017, a lien but not yet due and payable.

2. All zoning regulations, building restrictions and setback lines, existing easements, and restrictions, if any, and right-of-way for public utilities.

3. All matters as shown on subdivision plans of record in Instrument No. 20081105-0110088 and Instrument No. 20010119-0005939, Register's Office for Davidson County, Tennessee.

4. All matters as shown in that Easement for Joint Cost of Installation and Maintenance Agreement of record in Instrument No. 20010301¬0019387 and Joint Cost of Maintenance Agreement of record in Instrument No. 201103280023802, both in the Register's Office for Davidson County, Tennessee.

5. All matters as shown in that Perpetual Easement of record in Instrument No. 20010301¬0019384, Register's Office for Davidson County, Tennessee.

6. All matters as shown in that Easement for Storm Water Detention Agreement of record in Instrument No, 20010207-0012281, Register's Office for Davidson County, Tennessee.

7. All matters as shown in that Sewer Easement of record in Book 4122, page 311 and in Book 4365, page 286, Register's Office for Davidson County, Tennessee.

8. All matters as shown in that Right of way for Duluth Avenue and Briley Parkway.

9. Subject to lack of access to a controlled highway (Briley Parkway).