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

Davidson County DEEDWARR
Recvd: 03/08/17 08:44 4 pgs
Fees:23.00 Taxes:2590.00
20170308-0022654

29363-1
Box #14

ADDRESS NEW OWNER:
Sylvan Partners LLC
1927 20th Avenue South
Nashville TN 37212

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Part of 09115026100

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Dragon Park, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Sylvan Partners, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 615 and 617 of Block No. 90, Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Dragon Park, LLC, a Tennessee limited liability company by Warranty Deed dated March 1, 2017 from Trustees of the Nashville District, Tennessee Conference of the United Methodist Church, of record in Instrument No. 20170306-0021937, Register's Office for Davidson County, Tennessee.

Together with the two easements as set out in Easement Agreement, of record in Instrument No. 20170308-0022652, Register's Office for Davidson County, Tennessee, and in Access Easement Agreement, of record in Instrument No. 20170308-0022653, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 7 day of March, 2017.

DRAGON PARK, LLC,
a Tennessee limited liability company

By: _____
Name: Dan Cook
Its: Sole Member and Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dan Cook with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member and Owner of DRAGON PARK, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member and Owner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Sole Member and Owner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 7 day of March, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.

Affiant

Subscribed and sworn to before me this
7 day of March, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

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

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Part of Map and Parcel 09115026100.

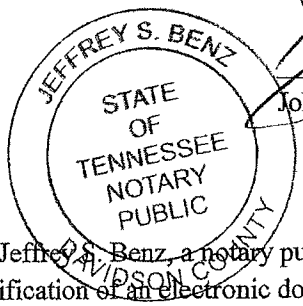
3. All Matters as shown on the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

4. Possible encroachment of a portion of the building onto the neighboring property to the West.

5. All Matters as shown on the Boundary Survey dated 12-16-2016 by Campbell, Mcrae & Associates, Surveying, Inc., John Hood TN. R.L.S. # 1838.

6. Easements as recorded in Easement Agreement, of record in Instrument No. 20170308-0022652, Register's Office for Davidson County, Tennessee, and in Access Easement Agreement, of record in Instrument No. 20170308-0022653, 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