THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33498-02-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 30th day of March, 2017. Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 4, 2020

WARRANTY DEED

Address New Owner: Richard Pilkington 1214 Beech Hill Road Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 16 0 090 00

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, **Heath Island Group, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Pilkington,** a married man ("Grantee"), his heirs 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 **1707 Blair Boulevard, Nashville, TN 37212**.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170029261 DEEDWARR
Recvd: 04/06/17 15:54 3 pgs
Fees:18.00 Taxes:4255.00
20170406-0033969

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2017.

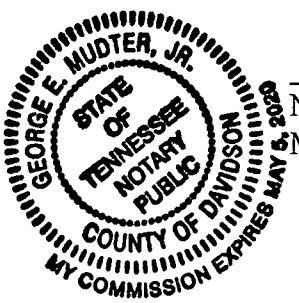
Heath Island Group, LLC, a Tennessee limited liability company

BY: _____
Joseph J. Rando, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Joseph J. Rando, Jr., 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 Sole Member of Heath Island Group, LLC, a Tennessee limited liability company, and as such Sole Member executed the foregoing instrument for the purpose therein contained, by signing the name of the company as its Sole Member.

Witness my hand, at office, this 30th day of March, 2017.



_____
Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 123 on the Revised Plan of George W. Blair's Subdivision, as of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Heath Island Group, LLC, a Tennessee limited liability company by deed dated January 28, 2005 from Leland Tsao, an unmarried man of record in Instrument No. 20050201-0011511, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 104 16 0 090 00.
2. All matters appearing on the Plan of record as Book 332, page 117, Register's Office for Davidson County, Tennessee.