Box 8

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. 33775-06-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2017. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Ashland Properties, LLC 203 Lynnwood Blvd Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 07 0 038 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, **Christopher A. Holden, Trustee of the Holden Tennessee Community Property Trust dated April 30, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashland Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors, 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 203 Lynnwood Blvd, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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:T20170056318 DEEDWARR
Recvd: 06/30/17 14:48 3 pgs
Fees:18.00 Taxes:10175.00
20170630-0066273

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

Trustee of the Holden Tennessee Community Property Trust

Christopher A. Holden, Trustee of The Holden Tennessee Community Property Trust, dated April 30, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher A. Holden, Trustee, 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, at office, this 30th day of June, 2017.

Notary Public

My Commission Expires: 11/5/18

JENNIFER A DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 and the east 15 feet of a 30 foot alley adjoining in the rear of said Lot 6, which alley was closed by an instrument of record in Book 806, page 76, Register's Office for said County, as shown on the Plan of Pendleton and Blair's Subdivision of Lynwood Park of record in Plat Book 421, page 45, Register's Office for Davidson County, described as follows:

Said Lot No. 6 and part of said alley front 200 feet on the west side of Lynwood Boulevard and extend back between lines 339 feet to the north line and 303 feet on the south line to the center line of said abandoned alley on which they measure 200 feet.

Being the same property conveyed to Christopher A. Holden and wife, Carla J. Holden by deed dated May 28, 2008 from Gregory L. Burns and wife, Barbara J. Burns of record in Instrument No. 20080603-0056640, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 30, 2014, in Instrument No. 20140502-0037074, Register's Office for Davidson County, Tennessee, Christopher A. Holden and wife, Carla J. Holden conveyed subject property to Christopher A. Holden and Carla J. Holden, Trustees of the Holden Tennessee Community Property Trust dated April 30, 2014.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which has been prorated and assumed by Grantee. Map and Parcel No. 116 07 0 038 00.
2. Belle Meade City taxes for the year 2017, which has been prorated and assumed by Grantee. Map and Parcel No.: 116 07 0 038 00.
3. All matters appearing on the Plan of record as Book 421, page 45, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 806, page 76, Register's Office for Davidson County, Tennessee.