BILL GARRETT, Davidson County
Trans:T20170065989 DEEDWARR
Recvd: 08/01/17 13:38 4 pgs
Fees:23.00 Taxes:3329.63
20170801-0078083

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BD Fund 17, LLC P.O. Box 2725 Brentwood, TN 37024	SAME	Map and Parcel Number: 10514008100

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a Tennessee limited partnership **ADAM CARTER,** a married man ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BD FUND 17, LLC, a Tennessee limited liability company** (the "Grantee"), its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes. And Grantor does further covenant and bind himself, his respective heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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

(Signature Page to Follow)

WITNESS Grantor's hand, this 31ST day of July, 2017.

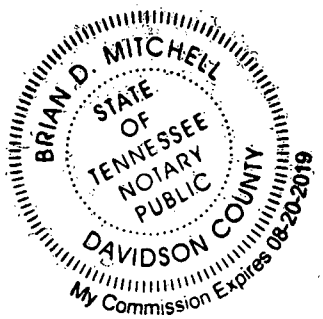
ADAM CARTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM CARTER, 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 and official seal at Nashville, Tennessee, this 31ST day of July, 2017.



NOTARY PUBLIC

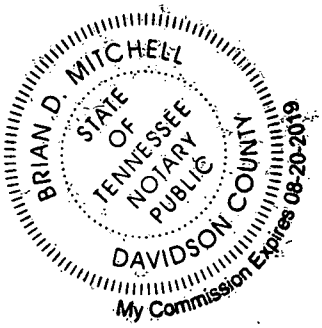
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $899,900.00

Affiant

Subscribed and sworn before me this 31ST day of July, 2017.



NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

LAND located in the 17th Council District of Nashville, Davidson County, Tennessee on the Easterly margin of 8th Avenue South, 200 feet South of Prentice Avenue, said land being a part of Lot 7, Block 3 on the Map of Yarbrough's Subdivision of Woodland recorded in Book 57, Page 155, Register's Office for Davidson County, Tennessee, and described according to a Boundary Survey dated August 1, 2007 by Campbell, McRae & Associates Surveying, Inc. (John Hood TN. R.L.S.#1838) as follows:

BEGINNING at an iron rod (new) on the present Easterly margin of 8th Avenue South, said rod being in the Southerly line of Lot 7, Block 3 and the Northerly line of Lot 1, Block 4 on the Map of Yarbrough's Subdivision of Woodland at the Northwest corner of the Sarah D. St. Charles Land (Book 10107, Page 686, Register's Office for Davidson County, Tennessee) and being located N 15°24'48" W 50.00 feet (as measured along said Easterly margin of 8th Avenue South) from said St. Charles's Southwest corner; Thence with said Easterly margin, N 15°24'48" W 50.00 feet to an iron rod (new) in the Southerly line of Lot 6, Block 3 of said Yarbrough's Subdivision owned by Harris J. Pearce (Instrument #20040326-0034572, Register' Office for Davidson County, Tennessee); Thence leaving said Easterly margin with the line between said Lots 6 & 7, Block 3 N 74°31'39" E 156.22 feet to an iron rod (new) in the Westerly margin of an alley (15 foot R.O.W.); Thence with said Westerly margin S 15°30'00" E 50.00 feet to an iron rod (new) at said St. Charles Northeast comer; Thence with the line between said Lot 1, Block 4 and said Lot 7, Block 3 S 74°31'39" W 156.30 feet to the point of beginning containing 7,812.90 sq. ft. or .018 acres more or less.

Being the same property conveyed to Adam Carter from Australus Physiotherapy LLC, a Tennessee limited liability company, by quitclaim deed of record in Instrument Number 20170801-0078082, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

1. Real Estate taxes and assessments for the year 2017, a lien not currently due and payable.