THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
315 Deaderick St, Suite 1700
Nashville, TN 37238

BILL GARRETT, Davidson County
Trans:T20170074517 DEEDWARRSP
Recvd: 08/25/17 15:49 5 pgs
Fees:28.00 Taxes:1850.00
20170825-0087795

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00.

Brandy Gorman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2017.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires:

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Walker Holding Group, LLC	SAME	060-15-0-030.00
(NAME)	(NAME)	
2817 West End Ave #126-256		P/o 060-15-0-031.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-1453		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned AINSWORTH ENTERPRISES, INC. a Colorado corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WALKER HOLDING GROUP, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land and related interests, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property located on Locust Ave, Nashville, TN.

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever. The Grantor covenants with said Grantee, Grantee's successors and assigns, that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances. The Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise.

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.

(Signture of the Grantor appears on the following page.)

SIGNATURE PAGE OF THE GRANTOR

Witness our/my hand(s) this 15 day of August, 2017.

AINSWORTH ENTERPRISES, INC., a Colorado corporation

By Leslie E. Ainsworth
Leslie E. Ainsworth, President

STATE OF COLORADO)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Leslie E. Ainsworth, 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 President of Ainsworth Enterprises, Inc., the within named bargainor, a limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such President.

WITNESS my hand and official seal, at office in Arvada, Colorado, this the 15 day of August, 2017.

Notary Public

My commission expires: 1-11-2021

ROBERT LEE LUCERO JR.
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174001654
MY COMMISSION EXPIRES 01/11/2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 1, of the Re-Subdivision of Lots 41 & 42 on the plan of Jones and Hart Subdivision, of record as Instrument No. 20170718-0072019, as corrected by a Surveyor's Certificate of Correction of record as Instrument No. 20170822-0086119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Pumpco, Inc., a Colorado corporation, by Special Warranty deed from Jane Ralls, an individual, and Davidson Academy, a Tennessee non-profit corporation, of record in Book 11693, page 616, dated September 28, 1999, said Register's Office. Then being further conveyed to Ainsworth Enterprises, Inc., a Colorado corporation, by Quitclaim deed from Pumpco, Inc., of record as Instrument No. 20050627-0073359, dated June 23, 2005, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for 2017 which have been prorated between the Grantor and Grantee payment of which is assumed by the Grantee.
2. Matters shown on the recorded Plat of record as Instrument No. 20170718-0072019 Register's Office for Davidson County, Tennessee, as corrected by a Surveyor's Certificate of Correction of record as Instrument No. 20170822-0086119, said Register's Office.