ADDRESS NEW OWNER: David A. Reed
Darcie J. Reed

259 Campbell Hollow Rd.
Bethpage TN 37022

Bill Garrett Davidson County
Batch# 34133 DEEDWARR
12/06/2017 11:42:08 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171206-0124508

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 96-5-A 44.00 and 96-5-A-45.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David A. Reed and Darcie J. Reed, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Tract No. 1: (211 Donelson Pike, Unit 204) Land in Davidson County, Tennessee, being Building A, Unit A4U (Parcel No. 44) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, Page 851, said Register's Office.

Tract No. 2: (211 Donelson Pike, Unit 205) Land in Davidson County, Tennessee, being Building A, Unit A5U (Parcel No. 45) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, Page 851, said Register's Office.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, from G.W.C. Business Services, Inc., a Tennessee corporation, by Warranty Deed recorded on January 30, 2017, in Instrument No. 20170130-0009499, Register's Office for Davidson County, Tennessee.

This is property with a common address of 211 Donelson Pike, Units 204 and 205, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years.(2) All matters appearing on the Plan of record in Plat Book 6200, Page 49, Register's Office for Davidson County, Tennessee.(3) Cameron Park Master Deed and Declaration of Horizontal Property Regime in Book 6297, Page 851; Book 11710, Page 523; Instrument No. 20140820-0075956; and Instrument No. 20150107-0001559, said Register's Office.(4) By-Laws in Book 6297, Page 864, said Register's Office.(5) Easement for right to lay, hold and maintain a water main in Donelson Pike, formerly Polk Ave., to Bransford Realty Company, in Book 880, Page 220, said Register's Office.(6) Transmission Line Easement to U.S.A., in Book 1163, Page 629, said Register's Office.(7) Permanent drainage easement to Metro Government in Book 4181, Page 194, said Register's Office.(8) Deed to Metro Government for sanitary sewers, storm drainage, water mains and appurtenances in Book 6255, Page 605, said Register's Office.(9) Boundary Plat of Cameron Park Office Center in Plat Book 6200, Page 48, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of November 2017.

Exit Properties General Partnership, a Tennessee general partnership, Seller

By: SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of SRGTN Trust dated December 9, 2016

By: Integrity Properties Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of Integrity Properties Trust dated December 9, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of the SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Limited Power of Attorney recorded in Instrument No. 20171016-0106024, in said Register's Office.

Witness my hand and official seal at office, this 30th day of November 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of the Integrity Properties Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Limited Power of Attorney recorded in Instrument No. 20171016-0106023, in said Register's Office.

Witness my hand and official seal at office, this 30th day of November 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

_____
Affiant

Subscribed and sworn before me this 30th day of November 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1711K301