Bill Garrett Davidson County
Batch# 57561 DEEDWARR
02/12/2018 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $5,176.30
20180212-0013615

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30377-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
DM Holdings TN LLC 149 Park South Court Nashville, TN 37210	New Owner	10614017300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **EASTWIND PROPERTIES, a Tennessee general partnership composed of Patrick J. Stella and Carl Wayne Dorr** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **DM HOLDINGS TN LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 26 of the Resubdivision of Second Revised Plat of Commercial Park South, as of record in Plat Book 7900, Page 835, Register's Office for Davidson County, Tennessee, and also being the property of The Volunteer Group, as of record in Deed Book 9419, Page 529, said Register's Office, and being bounded on the North by the South right-of-way line of Park South Court, on the East by Lot 25 of the Second Revised Plat of Commercial Park South, as of record in Plat Book 4662, Page 481, said Register's Office, and also being the property of Centex-Rogers Constructions, as of record in Deed Book 7198, Page 201, said Register's Office, on the South by Lot 2, Park South Court Subdivision, as of record in Plat Book 7900, Page 851, said Register's Office, also being the property of Alman Construction Company, as of record in Deed Book 9527, Page 352, and on the West by Lots 1 and 2, Park South Court Subdivision, as of record in Plat Book 7900, Page 851, said Register's Office, Lot 1 also being the property of 143 Park South Court, LLC, as of record in Deed Book 9534, Page 417, said Register's Office, and being more particularly described as follows:

BEGINNING at an iron rod in the South right-of-way line of Park South Court at a corner common with Lot 25; thence, with Lot 25 South 15° 04' 49" West, 268.41 feet to an iron rod in the North property line of Alman Construction Company; thence, with the north property line of Alman Construction North 75° 28' 36" West,

125.00 feet to a chiseled X on concrete; thence, N 15° 04' 49" East 295.82 feet to an iron rod in the South right-of-way line of Park South Court at a corner common with 143 Park South Court, LLC; thence, with the right-of-way line of Park South Court, South 78° 55' 05" East, 56.16 feet to an iron rod; thence, with a curve to the right, the central angle of which is 52°19' 55", the radius of which is 25.00 feet, the chord of which is South 52° 45' 8" East, 22.05 feet, along an arch length of 22.83 feet to an iron rod; thence, with a curve to the left, the central angle of which is 48° 19' 37", the radius of which is 65.00 feet, the chord of which is South 50° 44' 59" East, 53.21 feet, along an arc length of 54.83 feet to the POINT OF BEGINNING, containing 36,095 square feet (0.829 acres, more or less).

The above description was prepared from an ALTA/ACSM Land Title Survey of Lot 26, on the Plat of the Resubdivision of Lots 26 and 27, Second Revised Plat of Commercial Park South prepared by R. Scot Cherry, TN R.L.S. No. 1512, Cherry Land Surveying, Inc., dated March 15, 2001. Revised April 17, 2001.

BEING all of the same property conveyed to Eastwind Properties, a Tennessee general partnership composed of Patrick J. Stella and Carl Wayne Dorr, by Special Warranty Deed dated June 5, 2001, from The Volunteer Group, LLP, a Florida limited liability partnership, formerly known as The Volunteer Group, a Florida general partnership, of record in Instrument No. 20010614-0063023, Register's Office for Davidson County, Tennessee.

This is improved commercial property being more commonly known as 149 Park South Court, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9TH day of February, 2018.

EASTWIND PROPERTIES,
a Tennessee general partnership

By: Carl Wayne Dorr
Name: Carl Wayne Dorr
Its: General Partner and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl Wayne Dorr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner and Authorized Agent of Eastwind Properties, a Tennessee general partnership, and who further acknowledged that he, as such General Partner and Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner and Authorized Agent for the said general partnership

WITNESS my hand and seal, at office in NASHVILLE, TN, this 9TH day of February, 2018.

Notary Public
My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,399,000.00.

Affiant

Subscribed and sworn to before me this 9 day of February, 2018.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map/Parcel 10614017300 (Lot 26).

3. All Matters as shown on the Plan of record in Plat Book 7900, Page 835, Register's Office for Davidson County, Tennessee.

4. Easement for repair and maintenance of gutters of record in Book 5160, Page 709, said Register's Office.

5. Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines to U. S. Sprint Communications Company of record in Instrument No. 20140114-0003779, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019