WARRANTY DEED

Bill Garrett Davidson County
Batch# 87142 DEEDWARR
05/01/2018 01:38:14 PM 4 pgs
Fees: $23.00 Taxes: $1,720.50

20180501-0041147

CAMPBELL STEELE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $465,000.00

Affiant

Subscribed and sworn to before me, this the ____ day of April, 2018.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group, 4535 Harding Pike, Suite 100, Nashville, TN 37205

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
PSDHSS GROUP LLC P.O. Box 41171 NASHVILLE, TN 37204	044-11-0-009 044-11-0-201	PSDHSS GROUP LLC P.O. Box 41171 NASHVILLE, TN 37204

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Five Thousand and No/100 Dollars ($465,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CONNIE ELDER & GRADY L ELDER, JR.,** husband and wife (collectively, the "Grantor"), have this day bargained and sold, and by these presents do hereby transfer and convey unto **PSDHSS GROUP LLC,** a Tennessee limited liability company (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property located and known as **513-517 Old Hickory Boulevard, Old Hickory, Tennessee 37138.**

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 25 the day of April, 2018.

Connie Elder, Grantor

Grady L. Elder, Jr., Grantor

State of ~~Summit~~ Colorado)
County of Summit)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CONNIE ELDER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that **CONNIE ELDER** executed the within instrument for the purposes therein contained.

Witness my hand, at office this 25th day of April, 2018.

Notary Public

My Commission Expires: 02/22/2022

LANA JANE PINEIRO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184008601
MY COMMISSION EXPIRES 02/22/2022

State of Colorado)
County of Summit)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GRADY L. ELDER, JR.** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that **GRADY L. ELDER, JR.** executed the within instrument for the purposes therein contained.

Witness my hand, at office this 25th day of April, 2018.

Notary Public

My Commission Expires: 02/22/2022

LANA JANE PINEIRO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184008601
MY COMMISSION EXPIRES 02/22/2022

EXHIBIT A
DESCRIPTION OF PROPERTY

A tract of land in the Fourth Civil District of Metropolitan Nashville, Davidson County, lying on the east side of Old Hickory Boulevard and being more particularly described as follows:

Beginning at an existing railroad spike on the east right-of-way line of Old Hickory Boulevard, the northwest corner of the property of William D. Castleman as recorded in

Book 9223, Page 970, R.O.D.C., Tennessee, that is northwardly, a distance of approximately 380 feet from the center of Donelson Avenue; thence,

1. With the east right-of-way line of Old Hickory Boulevard North 35° 29' 41" West a distance of 30.10 feet to an existing railroad spike; thence,
2. North 51° 17' 46" East a distance of 16.02 feet to an existing PK nail; thence,
3. North 35° 33' 00" West a distance of 49.99 feet; thence,
4. With the south boundary line of property of Thomas E. McMurtry and wife, Willie Z.McMurtry as recorded in Book 4262, Page 959, R.O.D.C., Tennessee, North 54° 27' 00" East a distance of 114.00 feet to an iron rod set; thence,
5. With the west boundary line of the property of Old Hickory Utility District, TRS, as recorded in Book 2813, Page 445, R.O.D.C., Tennessee, South 35° 33' 11" East a distance of 108.88 feet to an iron rod set; thence,
6. With the north boundary line of the property of Mari D. Beerman and Maria L. Urtubees as recorded in Book 10313, Page 942, R.O.D.C., Tennessee, South 54° 27' 00" West a distance of 87 .53 feet to an iron rod set; thence,
7. With the east boundary line of said property of William D. Castleman North 35° 21' 07" West a distance of 28.93 feet; thence,
8. With the north boundary line of said property of William D. Castleman South 53° 04' 14" West a distance of 42.61 feet to the point of beginning and containing 0.28 of an acre more or less according to a survey by Cleghorn Land Surveying, LLC, dated April 2, 2008, Job No. 2008-059.

Being the same property conveyed to CONNIE ELDER, MARRIED by deed from UNITY CHURCH FOR POSITIVE LIVING of record in Instrument No. 20080505-0045836, dated April 30, 2008, said Register's Office.

EXHIBIT B
EXCEPTIONS

1. Matters shown on the Plan of record in Book 1835, Page 88, said Register's Office.

2. Easements as set forth in Book I 726, Page 54, Book 2033, Page 276, amended in Book 2447, Page 151, said Register's Office.

3. Survey and easement of record in Book 1710, Page 329, said Register's Office.