THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34949-07-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $5,000,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fredericksburg Holdings, LLC 5879 Fredericksburg Drive Nashville, TN 37215	Fredericksburg Holdings, LLC 5879 Fredericksburg Drive Nashville, TN 37215	Map and Parcel No.: 145 06 0 001 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Calister Turner, III and wife, Jennifer Turner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fredericksburg Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5879 Fredericksburg Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 266651 DEEDWARR
08/05/2019 11:42:33 AM 3 pgs
Fees: $18.00 Taxes: $18,500.00

20190805-0077323

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2019.

H. Calister Turner, III

Jennifer Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. Calister Turner, III and Jennifer Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

My Commission Expires: 8-17-21

DOLLY A. TATE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Laurel Ridge, Section 2, of record in Book 3600, page 8, Register's Office for said County.

Said Lot No. 13 fronts 199.6 feet on the northerly side of Fredericksburg Drive and extends back 351 feet on the easterly line and 385.9 feet on the westerly line to a dead line, measuring 175.2 feet thereon, containing 1.56 acres, more or less.

Being the same property conveyed to Aaron R. Kaalberg, Trustee, by deed dated July 15, 2010 from Jeffrey L. McLaren and wife, Carrie C. McLaren of record in Instrument No. 20100715-0055672, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 20, 2011of record in Instrument No. 20110420-0030636, Register's Office for Davidson County, Tennessee, Aaron R. Kaalberg, Trustee conveyed subject property to Jason S. Lewallen, Trustee. By Quitclaim Deed dated August 1, 2011 of record in Instrument No. 20110809-0061263, Register's Office for Davidson County, Tennessee, Jason S. Lewallen, Trustee conveyed subject property to H. Calister Turner, III and wife, Jennifer Turner.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 145 06 0 001 00.
2. Restrictive Covenants contained in an instrument of record in Book 3644, page 177, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3600, page 8, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8037, page 180, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes and Appurtenances of record in Instrument No. 20060918-0115136, Register's Office for Davidson County, Tennessee.