LIMITED WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2005. Notary Public MY COMMISSION EXPIRES: . 7-19-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
178 2nd Avenue North, LLC	**178 2nd Avenue North, LLC**	**93-6-2/66**
(NAME)	(NAME)	
618 East Broughton Street	P. O. Box 8747	
(ADDRESS)	(ADDRESS)	
Savannah, GA 31401	Savannah, GA 31412	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ranger Investments, Inc., a Georgia Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **178 2nd Avenue North, LLC, a Georgia Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS CONVEYANCE IS SUBJECT TO THE PERMITTED ENCUMBRANCES SET FORTH IN ATTACHED EXHIBIT "B"

unimproved ☐

This is improved ☒ property, known as **170, 172 & 174 Second Avenue North, Nashville, TN 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BEING the same property as was conveyed to the Grantor pursuant to that Special Warranty Deed dated as of June 20, 1995 and recorded in Book 9730 page 277 Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple (subject to parties lawfully in possession pursuant to written leases), has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further warrant, and will forever defend, the title to said land to said Grantee its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, Grantor, has caused this Limited Warranty Deed to be executed by its duly authorized representative on this 27th day of October, 2005.

Ranger Investments, Inc., a Georgia Corporation

By: _____

Title: Authorized Signatory

Davidson County DEEDWARR
Recvd: 10/31/05 08:04 4 pgs
Fees:23.00 Taxes:8325.00

20051031-0130750

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mario M. Kranjac, Esq. with whom I am personally acquainted and who upon his oath acknowledged himself to be the authorized signatory of Ranger Investments, Inc., the within named Grantor, a Georgia corporation, and that he as such authorized signatory being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mario M. Kranjac as such authorized signatory.

Witness my hand and official seal this 27th day of October, 2005.

Commission expires: 2-20-07

JAIPAT S. JAIN
Notary Public, State Of New York
No. 02JA6055289
Certified In New York County
Commission Expires February 20, 2007

Notary Public

EXHIBIT "A"
PROPERTY DESCRIPTION

TRACT I:

LAND in Davidson County, Tennessee, being a portion of Lot No. 12, on the Original Town of Nashville and being described as follows:

Lot No. 2 on the Resubdivision of part of Lot No. 12 of the Original Town of Nashville, of record in Book 5800, page 64, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot No. 12 of the Original Town of Nashville, 170-172 Second Avenue North, of record in Book 5800, page 64, Register's Office for Davidson County, Tennessee, and described according to a survey of Barge, Waggoner, Sumner & Cannon, dated November 29, 1983, as follows:

BEGINNING at a point in the easterly margin of Second Avenue North (formerly Market Street), said point being South 27 deg. 01' East, 183.2 feet from the southerly margin of Church Street; thence, leaving said margin, North 63 deg. 20' East, 97.75 feet; thence, South 26 deg. 50' East, 27.50 feet; thence, North 63 deg. 29' East, 111.40 feet to the westerly margin of First Avenue North (formerly Water or Front Street); thence, with said margin, South 27 deg. 02' East, 44.35 feet; thence leaving said margin, South 62 deg. 08' West, 105.0 feet; thence, North 27 deg. 16' West, 18.8 feet; thence South 63 deg. 06' West, 104.0 feet to the easterly margin of Second Avenue North; thence with said margin, North 27 deg. 01' West, 55.97 feet to the point of beginning.

TRACT III:

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Second Avenue North, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Second Avenue North, said point being South 27 deg. 01' East, 149.70 feet from the southerly margin of Church Street, as measured along said easterly margin of Second Avenue North, said point also being the southwesterly corner of the property conveyed to 176 Limited by deed of record in Book 5916, page 866, Register's Office for Davidson County, Tennessee, and the northwesterly corner of the herein described parcel; thence, leaving said easterly margin of Second Avenue North, with the southerly line of the property conveyed to the aforementioned 176 Limited, North 63 deg. 20' East, 209.04 feet to a point in the westerly margin of First Avenue North, thence, with said westerly margin of First Avenue North, South 27 deg. 02' East, 33.50 feet to a point; thence, leaving said westerly margin of First Avenue North with the northerly line of Lot Nos. 1 and 2, as shown on the plan of Resubdivision Part of Lot No. 12, Original Town of Nashville, as of record in Book 5800, page 64, Register's Office for Davidson County , Tennessee, South 63 deg. 20' West, 209.05 feet to a point in the easterly margin of Second Avenue North; thence with said easterly margin of Second Avenue North, North 27 deg. 01' West, 33.50 feet to the point of beginning.

Being the same property conveyed to Ranger Investments, Inc. by Deed of record in Book 9730, Page 277, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. 2006 Taxes and subsequent years, a lien, but not yet due and payable until 10-1-06.

2. If improvements are completed after January 1 of any year, the Law requires upplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

3. All matters shown on Plat recorded in Book 5800, Page 64.

4. Easement (s) to Tennessee Conservation, as set forth in Instrument recorded in Book 6206, Page 87 and Book 6462, Page 13.

5. Party Wall Agreement, as set forth in instrument recorded I Book 6727, Page 669.

6. Easement Agreement, as set forth in instrument recorded in Book 1944, Page 248.

7. Declaration of Reciprocal Easements of record in Book 5927, Page 130, as amended in Book 6719, Page 559.

8. Charter of Ranger Investments, Inc. of record in Book 8426, Page 48.

9. All matters shown on the Category I survey dated October 20, 2005 prepared by Patrick Coode, Tennessee Licensed Surveyor (License No. 855) on behalf of John Kohl and Company, P.C., also identified as File No. 58724-402.