File No. 280700109

SPECIAL WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: . 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/27/08 10:12 3 pg
Fees:18.00 Taxes:4255.00
20080827-0087893

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRS Holdings, LLC	BRS Holdings, LLC	082-14-0-074.00
(NAME) 701 Second Avenue North	(NAME) Same	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bobby Price, as to an undivided 50% interest and Roger Baskin, as to an undivided 50% interest, as tenants in common, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRS Holdings, LLC, a South Carolina limited liability company, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is subject to Matters shown on the Boundary Survey of Tax Map 82-9, Parcels 325 and 326 by Cherry land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated March 9, 2007 as job number 07052BB

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 701 Second Avenue North, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, THEIR heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, THEIR heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my/our hand(s) this 20th day of August, 2008.

Bobby Price

Roger Baskin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bobby Price, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of August, 2008.

Commission expires: 10/10/09

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Price with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Roger Baskin who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact for Roger Baskin.

Witness my hand and official seal this 20th day of August, 2008.

Notary Public

My Commission Expires: 10/10/09

File Number: 280700109

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

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Bill Garrett
Davidson County Register of Deeds

EXHIBIT A

LAND in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, at the intersection of the westerly right-of-way line of Second Avenue North, arid the northerly right-of-way line of CSX Transportation Railroad;

Thence leaving the westerly right-of-way line of Second Avenue North, with the northerly right-of-way line of CSX Transportation Railroad, South 58 deg 28 mill 38 sec West, 289.85 feet to an iron rod set at the intersection with the easterly right-of-way line of Third Avenue North;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly right-of-way line of Third Avenue North, North 31 deg 46 mill 44 sec West 68.68 feet to an "X' in concrete, at a corner common with the property of Tennessee Education Association, as of record in Deed Book 8167, Page 494, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Third Avenue North, with the southerly property line of Tennessee Education Association, North 58 deg 19 mm 13 sec East, 145.03 feet to an iron rod set;

Thence with the easterly property line of Tennessee Education Association, North 32 deg 00 mm 07 sec West, 130.03 feet to an existing iron rod;

Thence with the southerly property line of Tennessee Education Association, North 58 deg 20 mm 07 sec East,145.50 feet to an existing iron rod in the westerly right- of-way line of Second Avenue North;

Thence with the westerly right-of-way line of Second Avenue North, South 31 deg 43 mm 45 sec East, 199.46 feet to the POINT OF BEGTNNING. Containing 38,900 square feet or 0.893 acres more or less.

Being the same property conveyed to Bobby Price, as to an undivided 50% interest and Roger Baskin, as to an undivided 50% interest, as tenants in common, by Warranty Deed from Betty B. Connelly, of record in Instrument No. 20070328-0036927, Register's Office for Davidson County, Tennessee, dated March 27, 2007