WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,315,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME ON THE 15 DAY OF SEPTEMBER, 2008. Notary Public MY COMMISSION EXPIRES: 05-08-12 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/18/08 14:52 3 pgs
Fees:18.00 Taxes:4865.50
20080918-0095418

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
KYLA FOOD SERVICE LLC ATTN: RICK BLASE	SAME	093-06-2-028.00
(NAME)	(NAME)	
85 Karago Avenue, Suite 12		
(ADDRESS)	(ADDRESS)	
Youngstown, Ohio 44512		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **306 BROADWAY, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **KYLA FOOD SERVICE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OF REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is subject to those exceptions set forth on Exhibit B attached hereto.

This is improved ☒ property, known as **304 Broadway, Nashville, TN 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 16th day of September, 2008.

306 BROADWAY, LLC,
a Tennessee limited liability company

By: _____
C. Eugene Gilbert
Its: Co-Chief Manager

STATE OF GEORGIA)
COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public, **C. EUGENE GILBERT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Co-Chief Manager of 306 Broadway, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Co-Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as its Co-Chief Manager.

Witness my hand and seal, this 16th day of September, 2008.

Commission Expires: 4/29/2012

_____
Notary Public

Address of Notary: 4880 Lower Roswell
Marietta, GA 30068

ERIC ORSBURN NOTARY EXPIRES GEORGIA April 29, 2012 PUBLIC COBB COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Land in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 45 on the original plan of Nashville, not of record, and being a portion of the property described according to an unrecorded ALTA/ACSM land title survey prepared by Patrick S. Coode, a Tennessee Licensed Surveyor (License No. 855) on behalf of John Kohl and Company, a division of The Schneider Corporation, said survey being dated 07-27-06 and 12-07-06, as revised, and referenced as Project Number 6048.001; and this individual parcel having been further described by Andrew B. Beck, a Tennessee Licensed Surveyor (License No. 1980) on behalf of The Schneider Corporation, said property being more particularly described by metes and bounds as follows:

Beginning at a point in the northerly right-of-way of Broadway 58.76 feet southwesterly from the southwestern right-of-way of Third Avenue North formerly North College Street; thence with said northerly right-of-way South 59 degrees 27 minutes 52 seconds West a distance of 27.74 feet to the common wall of buildings located at 306 and 304 Broadway; thence with said common wall North 30 degrees 23 minutes 20 seconds West a distance of 108.01 feet to the southerly right-of-way of a 10 foot alley; thence with said southerly right-of-way North 58 degrees 46 minutes 47 seconds East a distance of 27.72 feet to the southwesterly line of land described in a deed to Broadway W&R, LLC of record in Book 11768, page 421 in the Register's Office for Davidson County, Tennessee; thence with said line South 30 degrees 24 minutes 02 seconds East a distance of 108.34 feet to the POINT OF BEGINNING, containing 0.07 acres, more or less.

Being a portion of the same property conveyed to 306 Broadway, LLC by Deed of record in Instrument No. 20041122-0139558 and re-recorded in Instrument No. 20050121-0007830, Register's Office for Davidson County, Tennessee.

The original legal description for the subject property is as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee as follows: Beginning on the north side of Broad St. in the City of Nashville fifty eight feet (58 ft.) west from the corner of Broad and College Streets and running thence westwardly (28 ft.), thence northwestwardly one hundred and eight feet (108 ft.) to an alley, thence eastwardly along line of said alley (28 ft.) twenty eight feet, thence southwardly one hundred eight and one third feet (108 1/3 ft.) to the beginning, and being Lot No. 3 in the division of the J. A. McAlister property and being the same lot deeded to Thomas A. Atchison by W. B. Clark and wife. On which lot stands a three story brick storehouse no. 304, it being the intention to convey the property from the center of the eastern and western walls respectively.

Being the same property conveyed from Thomas A. Atchison to C. R. Atchison by deed of record in Book 168, Page 104, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2008, a lien, which are not yet due and payable. Tax Parcel Tax Parcel No. 093-06-2-027.00.

2. Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983.

3. Capital Mall Redevelopment Plan of record in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613; and Instrument No. 20050124-0008719.

4. All matters shown on Plat recorded in Book 7900, Page 317.

5. Easements retained and maintained by Metropolitan Government pursuant to Ordinance Bill No. 91-1585.

6. All matters related to this parcel as shown on the unrecorded ALTA/ACSM Land Title Survey prepared by Patrick S. Coode, a Tennessee licensed surveyor (License No. 855) on behalf of John Kohl and Company, a division of the Schneider Corporation, said survey being dated 07-27-06 and revised as of 12-07-06 and referred to by Project No. 6048.001.