1st

BILL GARRETT, Davidson County
Trans: T20090047753 DEEDWARR
Recvd: 07/15/09 16:04 4 pgs
Fees: 23.00 Taxes: 1154.40
20090715-0066449

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

ADDRESS NEW OWNER
The Platform at The Cooks' Kitchen LLC
1415 Willowbrooke Circle
Franklin, Tennessee 37069

SEND TAX BILLS TO:
Same

MAP PARCEL
Map 93-10
Parcel 240

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of July 2009.

Notary Public

MARILYN HYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11-7-2012

My Commission Expires NOV. 7, 2012

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Corner Partnership, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **The Platform at The Cooks' Kitchen LLC,** a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property located at 521 Fifth Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 15th day of July, 2009.

GRANTOR:

Corner Partnership, LLC, a Tennessee limited liability company

By: _____

Laurence M. Papel

Title: Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Laurence M. Papel**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Corner Partnership, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such 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 Chief Manager.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 15th day of July, 2009.

_____

Notary Public

My Commission Expires: 11-7-2012

MARILYN HYDE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012

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2823516-000018 7/14/2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 19 feet of Lot No. 18 and southerly 32-3/4 feet of Lot No. 19 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 51-3/4 feet on the westerly side of 5th Avenue, South, formerly Summer Street, and run back between parallel lines 210 feet to an alley.

Being the same property conveyed to Corner Partnership, LLC, a Tennessee limited liability company in Instrument recorded in Book 20060526-0062295, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 2009 and subsequent years.

2. Party wall(s) situated partly on subject property and partly on adjoining properties.

3. All matter shown on Plat of record in Book S, page 279, Register's Office for Davidson County, Tennessee.