BILL GARRETT, Davidson County
Trans:T20120028289 DEEDWARRSP
Recvd: 04/18/12 13:52 5 pgs
Fees:28.00 Taxes:869.50
20120418-0033218

This Instrument Prepared By:
Campbell C. Steele
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: HENRY S. HOOD and SARAH J. HOOD,
Grantors

Map-and Parcel Number:
09114023600

To: RWA/54th Avenue Ventures, LLC, a Tennessee limited liability company,
Grantee

Address New Owner:

RWA/54th Avenue Ventures, LLC
6953 Charlotte Pike, Suite 402
Nashville, Tennessee 37209

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

RWA/54th Avenue Ventures, LLC
6953 Charlotte Pike, Suite 402
Nashville, Tennessee 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thirty-Five Thousand and 00/100 Dollars ($235,000.00).

LISA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2015

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of April, 2012.

Lisa A. Williams
Notary Public

My Commission Expires: 07-06-2015

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED THIRTY-FIVE THOUSAND AND 00/100 DOLLARS ($235,000.00), the receipt and sufficiency of which are hereby acknowledged, HENRY S. HOOD and SARAH J. HOOD ("Grantors"), have bargained

and sold, and by these presents do transfer and convey unto RWA/54TH AVENUE VENTURES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 329 54th Avenue North, Nashville, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE AND NOTARY BLOCKS APPEAR ON THE FOLLOWING PAGE]

Witness our hands this 17th day of April, 2012.

HENRY S. HOOD

SARAH J. HOOD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa A. Williams, a Notary Public of said County and State, personally appeared HENRY S. HOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of April, 2012.

Notary Public

My Commission Expires: 07-06-2015

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lisa A. Williams, a Notary Public of said County and State, personally appeared SARAH J. HOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of April, 2012.

Notary Public

My Commission Expires: 07-06-2015

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2015

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land situated in Nashville, Davidson County, Tennessee, said tract being Parcel Id # 091-14-0-236.00, said tract also being in Instrument # 20040813.0098219, as recorded in the Register's Office of Davidson County, Tennessee, said tract also being located south of Interstate 40 (east), east of White Bridge Pike, south of Charlotte Pike, north of Elkins Avenue, west of and adjacent to 54TH Avenue North, said tract being more fully described as follows:

Beginning at a ½" rebar found in the west right of way of 54TH Avenue North, said rebar also being 236 feet more of less from the south right of way of Charlotte Pike, said rebar also being the southeast corner of the Dial property, (Doc. # 200910150095562), said rebar also being the northeast corner of said herein tract described, said rebar also having **Tennessee State Plane Coordinates of Northing 662536.9093, Easting 1716518.6434**;

Thence with said right of way of 54TH Avenue North, **South 11°16'08" East, a distance of 63.95 feet** to a Railroad Spike found, said spike being the northeast corner of the Kimmel Realty CP. Inc., property, (Book # 9681, Page 301), said spike also being the southeast corner of said herein tract described;

Thence leaving said 54TH Avenue North and along the north line of said Kimmel property, **South 79°18'16" West, a distance of 199.99 feet** to a ½" rebar found, said rebar being the southwest corner of said herein tract described, said rebar also having **Tennessee State Plane Coordinates of Northing 662437.0790, Easting 1716334.6231**;

Thence leaving the north line of said Kimmel and with the east line of said Kimmel, **North 11°23'14" West, a distance of 64.13 feet** to a ¼" nail found, said nail being the northwest corner of said herein tract described, said nail being in the south line of the said Dial property, said nail having **Tennessee State Plane Coordinates of Northing 662499.9449, Easting 1716321.9617**;

Thence leaving said Kimmel property and with the south line of said Dial property, **North 79°21'22" East, a distance of 200.13 feet** to the Point of Beginning.

Said tract containing **12,810 square feet or 0.29 acres**, more or less.

The description of the Property was obtained from a survey dated March 29, 2012, last revised April 16, 2012, prepared by Matthew Dhority of DBS & Associates Engineering, License No. 2727, whose address is 330 North Second Street, Clarksville, TN 37041.

Being the same property conveyed to HENRY S. HOOD AND WIFE, SARAH J. HOOD, by deed from BILLY M. TAYLOR, UNMARRIED AND ROBERT D. ROBBINS, UNMARRIED, of record in Instrument No. 20040813-0098219, dated May 14, 2004, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2012 and subsequent years not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8896, Page 566, in the Register's Office of Davidson County, Tennessee.