THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30569-04-2012** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: 203 2ND AVE, LLC c/o William Soileau 205 W. College St. Lake Charles, LA 70605	**Send Tax Bills To:** 203 2nd Ave, LLC 205 W. College St. Lake Charles, LA 70605	**Tax Information:** Map and Parcel No.: 093 024 00800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which are hereby acknowledged, **NOREEN L. NALLI**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **203 2ND AVE, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 203 2nd Avenue North, Nashville, TN 37201

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

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of May, 2012.

NOREEN L. NALLI

BILL GARRETT, Davidson County
Trans:T20120038321 DEEDWARR
Recvd: 05/24/12 13:26 3 pgs
Fees:18.00 Taxes:3330.00

20120524-0045162

STATE OF TENNESSEE
COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Noreen L. Nalli**, 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, at office, this 23rd day of May, 2012.

Notary Public
My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the town of Nashville, not of record.

Said part of said lot beginning on the westerly side of Second Avenue North, formerly Market Street, 30 feet northerly from the northerly margin of Church Street, running thence northerly with the westerly margin of said Second Avenue, north 30 feet to the southeast corner of the part of said lot formerly owned by John Beaty and afterwards by J.P. McFarland; thence westerly 105 feet, more or less, to the easterly margin of said alley 30 feet and thence eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to Noreen L. Nalli by Quitclaim Deed dated March 20, 2012, from Nalli Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20120320-0023543, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated and assumed by Grantee. Map and Parcel No. 093 024 00800.
2. Easement for party wall construction and temporary easement and right of entry for construction purposes, of record in Book 5746, page 480, Register's Office for Davidson County, Tennessee.
3. Zoning ordinance of 2nd Avenue Historic District.