SPECIAL WARRANTY DEED

FROM: Edwin S. Grant, Carole G. Moulthrop and William M. Grant

TO: K6 Ventures, LLC, a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37219

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| K6 Ventures, LLC<br>Attn: Mitch Patel<br>226 Jackson Meadows<br>Hermitage, TN 37076 | Same | Map 93-10, Parcel 254<br>Map 93-10, Parcel 255 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $3,075,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of May, 2012.

Notary Public

My Commission Expires: Sep. 8, 2013

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin S. Grant, Carole G. Moulthrop and William M. Grant** (collectively, hereinafter called the "Seller") by these presents does transfer, sell and convey unto **K6 Ventures, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 406 6th Avenue South in Nashville, Tennessee 37203 and 523 Franklin St. in Nashville, Tennessee 37203.

BILL GARRETT, Davidson County
Trans:T20120038998 DEEDWARRSP
Recvd: 05/29/12 11:59 7 pgs
Fees:38.00 Taxes:11377.50
20120529-0046104

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 25th day of May, 2012.

SELLER:

**Edwin S. Grant**

**Carole G. Moulthrop**

**William M. Grant**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edwin S. Grant, 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 24th day of May, 2012.

PERSEPHONE GODWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Persephone Godwin
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

Notary Public

My Commission Expires:_____

STATE OF Georgia )
)
COUNTY OF Fulton )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carole G. Moulthrop, 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 Atlanta, Georgia, this 23 day of May, 2012.

Susan E. Downer
Notary Public

My Commission Expires: 6/28/15

SUSAN E DOWNER
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 28, 2015

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William M. Grant, 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 25th day of May, 2012.

Persephone Godwin
Notary Public

My Commission Expires: Sep. 8, 2013

PERSEPHONE GODWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Persephone Godwin
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

## EXHIBIT A

## PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Second Plan of Davidson Academy Lots called "Out Lots", not of record, described as follows:

Beginning at the southeast corner of Sixth Avenue, South, and Franklin Street; thence with the easterly margin of said Avenue, southwardly 9 1-1/2 feet, more or less, to the northwest corner of the property conveyed to Nashville Trust Company, Guardian of Catherine Brown, by deed from Malvina Brown, of record in Book 589, Page 365, Register's Office for said County; thence with the northerly line of same eastwardly 140 feet, more or less, to the southwest corner of the property conveyed to Cecil Whitehead by deed from Jennie L. Sutton, of record in Book 1225, Page 4, said Register's Office; thence with said Whitehead's westerly line northwardly 9 1-1/2 feet, more or less, to the southerly margin of Franklin Street; thence with said Street, westwardly 140 feet more or less, to the beginning.

TRACT 2

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Second Plan of Davidson Academy Lots called "Out Lots", not of record, described as follows:

Beginning in the easterly line of Sixth Avenue, South, formerly High Street, at Cooper's southwest corner, and running southwardly with said Avenue, 29-1/4 feet to the lot conveyed by E. S. Rucker and wife, to Mrs. B. Lally; thence eastwardly with Mrs. Lally's northerly line, 141 feet to a point; thence at right angles northerly 29-1/4 feet to Cooper's line; thence westwardly with Cooper's line 141 feet to the beginning.

Also, a 10-foot alley in the rear of the above-described lot, and described as follows:

Beginning at the northeast corner of the above-described lot; thence eastwardly 72 feet, more or less, to an alley in the rear; thence southwardly with said alley 10 feet; thence at right angles westwardly 72 feet, more or less, to the above-described lot, thence northwardly 10 feet to the beginning.

TRACT 3

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Second Plan of Davidson Academy Lots called "Out Lots", not of record, described as follows:

Beginning on the easterly margin of Sixth Avenue, South at the northwest corner of the property conveyed to Earl H. Sadler, et al, by deed from Third National Bank, Executor and Testamentary Trustee, of record in Book 3876, Page 638, Register's Office for said County; thence with Sadler's

northerly line, eastwardly 200 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 100 feet to the southeast corner of the property conveyed to Cecil Whitehead by deed from Jennie L. Sutton of record in Book 1335, Page 4, said Register's Office; thence with Whitehead's southerly line, westwardly 70 feet to the northeast corner of the property conveyed to H. B. Grant by deed from Catherine Brown Johnson, of record in Book 2 10 1, Page 339, said Register's Office; thence with Grant's easterly line, southwardly 29-1/4 feet to his southeast corner; thence with his southerly line, westwardly 141 feet to the easterly margin of Sixth Avenue, South; thence with said Avenue, southwardly 72.9 feet to the beginning.

Being part of the same property conveyed to H. E. GRANT, DOING BUSINESS AS TENNESSEE ELECTRIC MOTOR SERVICE by deed from NINA L. THOMPSON AND HUSBAND, JNO. F. THOMPSON of record in Book 1416, Page 370, dated August 16, 1946, (TRACT 1) and by deed from CATHERINE BROWN JOHNSON, A WIDOW of record in Book 2101 Page 338, dated November 18, 1952, (TRACT 2), said Register's Office. H. E. GRANT has since conveyed a one-half undivided interest in said property to his wife, JEWELL GRANT creating a tenancy by the entirety by quitclaim deed of record in Book 5086, Page 926, dated November 11, 1976, said Register's Office. JEWELL GRANT died in 1985.

Being the same property conveyed to H. E. GRANT AND WIFE, JEWELL GRANT by deed from ROSE BREYER MARTIN AND ADOLPH H. BREYER, TRUSTEES of record in Book 4206, Page 968, dated January 19, 1968, said Register's Office. (TRACT 3) JEWELL GRANT died in 1985.

H. E. GRANT has since conveyed his interest in said property to HOWARD E. GRANT AND EDWIN S. GRANT, TRUSTEES OF THE HOWARD E. GRANT REVOCABLE TRUST, WITH FULL POWER TO SELL, ASSIGN, TRANSFER, CONVEY OR EXCHANGE WITHOUT THE JOINDER OF ANY BENEFICIARY by quitclaim deed of record in Book 8253, Page 676, dated December 7, 1990, said Register's Office. (TRACTS 1-3) EDWIN S. GRANT AND W. M. GRANT, CO-TRUSTEES OF THE HOWARD E. GRANT REVOCABLE TRUST, DATED OCTOBER 16,1990, have since conveyed their interest in said property to CAROLE G. LEWIS, N/KIA CAROLE GRANT MOULTHROP, EDWIN S. GRANT AND W. M. GRANT AS EQUAL TENANTS IN COMMON by quitclaim deed of record in Book 9862, Page 812, dated November 17, 1995, said Register's Office. (TRACTS 1-3)

TRACT 4
Land in Davidson County, Tennessee, being part of Lot No. 5 on the Second Plan of Davidson Academy Lots called "Out Lots", not of record, described as follows:

Beginning on the southerly margin of Franklin Street 140 feet, more or less, east of the easterly margin of Sixth Avenue South; thence with the southerly margin of said street eastwardly 70 feet to the westerly margin of an alley; thence with the westerly margin of said alley southwardly 91.5 feet, more or less, to the northerly margin of a private alley; thence with said alley westwardly 69 feet, more or less, to the northeast corner of the property conveyed to Nashville Trust Company, Guardian of Catherine Brown, by deed from Melvina Brown of record in Book 589, Page 365, Register's Office of said county; thence with the northerly margin of same westwardly 1 foot, in all 70 feet; thence northwardly and parallel with the first mentioned alley 91.5 feet, more or less, to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion of said property taken by Order of Condemnation and Appropriation of record in Instrument No. 20110818-0063976, said Register's Office, being more particularly described as follows:

BEGINNING at a point on the western corner of the property owned, the common corner with property owned by Howard E. Grant and Edwin S. Grant, Trustees of record in Book 8253, Page 676, Register's Office for Davidson County, said point located on the southeastern present right of way of Franklin Street, and being 25.46 feet right of Korean Veterans Boulevard survey centerline station 11+01.61; thence north 62 degrees 22 minutes 24 seconds east along the present right of way of Franklin Street, and being 70.00 feet to a point located on the northern corner of the property owned, said point also located on the southwestern present right of way of Alley No. 2, and being 29.76 feet right of Korean Veterans Boulevard survey centerline station 11+69.80; thence south 27 degrees 22 minutes 07 seconds east along the present right of way of Alley No. 2, and being 38 feet, more or less, to a point located on the southeastern proposed right of way of Korean Veterans Boulevard, and being 68.00 feet right of Korean Veterans Boulevard survey centerline station 11+67.25; thence south 58 degrees 49 minutes 10 seconds west along the proposed right of way of Korean Veterans Boulevard, and being 70.22 feet to a point located on the southwestern line of the property owned, the common line with property owned by Howard E. Grant and Edwin S. Grant, Trustees, and being 68.00 feet right of Korean Veterans Boulevard survey centerline station 10+97.03; thence north 27 degrees 17 minutes 04 seconds west along the common line, and being 42 feet, more or less, to a point to the POINT OF BEGINNING, containing 2,836 square feet, more or less.

Being part of the same property conveyed to EDWIN S. GRANT, WILLIAM MAXON GRANT, AND CAROLE GRANT MOULTHROP, AS TENANTS IN COMMON by deed from CECIL WHITEHEAD, JR. TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF CECIL P. WHITEHEAD, SR. AND INDIVIDUALLY of record in Instrument No. 200207 17-0085956, dated July 16, 2002, said Register's Office. (TRACT 4)

## EXHIBIT B

1. Taxes for the year 2012, a lien not yet due and payable.

2. Temporary Construction Easement for slopes and Easement for Working Area of record in Instrument No. 20110818-0063976, said Register's Office.