This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (GVC)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120087830 DEEDWARR
Recvd: 11/16/12 13:01 6 pgs
Fees:33.00 Taxes:1239.50
20121116-0106001

GENERAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel No.:
57 Ventures, LLC 509 2nd Avenue, South Nashville, TN 37210-2001	**SAME**	**093-12-0 043.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DREW KLIEGER AND WIFE, HELEN KLIEGER** (referred to hereinafter collectively as "Grantors"), have bargained and sold and do hereby transfer and convey unto **57 VENTURES, LLC** (referred to hereinafter as "Grantee"), a Tennessee limited liability company, its successors and assigns, all of Grantors' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference.

The above-referenced land is improved property known as 57 Willow Street, Nashville, Tennessee, 37210 (the "Property").

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have a good right to sell and convey the same, that the same is unencumbered and Grantors do further covenant and bind themselves, their heirs

and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (i) real estate taxes for 2013 and future years, liens but not yet due and payable, (ii) all matters shown on the Plan of record in Plat Book 21, Page 82, Register's Office for Davidson County, Tennessee, and (iii) such easements, restrictions and other matters as appear of record.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of this 14th day of November, 2012.

GRANTORS:

DREW KLIEGER

HELEN KLIEGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $335,000.00.

57 VENTURES, LLC (AFFIANT)

By: Gregory Greenwell

Printed Name: Gregory Greenwell

Title: President

Subscribed and sworn to before me, this 14th **day of** November **, 2012.**

NOTARY PUBLIC

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

3/3/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, GEORGE V. CRAWFORD III, a Notary Public in and for this State and County, **Drew Klieger**, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of NOVEMBER, 2012.

Notary Public

My commission expires: 3/3/2015

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, GEORGE V. CRAWFORD III, a Notary Public in and for this State and County, **Helen Klieger**, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of NOVEMBER, 2012.

Notary Public

My commission expires: 3/3/2015

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
(Property Description)

LAND in Davidson County, Tennessee, being Lot No. 45, on the Plan of Pageot's Village, as shown on plat of record in Plat Book 21, page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Drew Klieger and wife, Helen Klieger, by deed from Jerry W. Maddux and wife, Claudia M. Maddux, of record in Instrument No. 20041206-0145022, Register's Office for Davidson County, Tennessee.

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