| Address New Owner: | Map-Parcel Number(s) | Send Tax Bills To: |
|---|---|---|
| JAW on 7th, LLC<br>2318 12th Avenue South<br>Nashville, TN 37204 | 105-13-0-211 | Same as New Owner |
| This instrument prepared by:<br>Bradley Arant Boult Cummings LLP (RCH), 1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, URBAN PROPERTY PARTNERS, ("Grantor"), a Tennessee general partnership, has bargained and sold, and by these presents does transfer and convey to JAW ON 7TH, LLC ("Grantee"), a Tennessee limited liability company, Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.

Affiant

Subscribed and sworn to before me this 20th day of November 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120090614 DEEDWARRSP
Recvd: 11/28/12 11:30 6 pgs
Fees:33.00 Taxes:4255.00

20121128-0109221

This is improved property located at 2318 12 Avenue South, Nashville, Tennessee.

**TO HAVE AND TO HOLD** the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[signature page to follow]

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on the 21st day of November, 2012.

URBAN PROPERTY PARTNERS,
a Tennessee general partnership

By: _____
Name: Joe Kovalick
Title: PARTNERS

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Laura Mitchell, Notary Public, Joe Kovalick, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Partner URBAN PROPERTY PARTERNSHIP the within named bargainor, a Tennessee general partnership, and is authorized to execute this instrument on behalf of URBAN PROPERTY PARTERNSHIP.

WITNESS my hand, at office, this 21st day of November, 2012.

[seal]

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 5/20/14

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed on the 20th day of November, 2012.

URBAN PROPERTY PARTNERS,
a Tennessee general partnership

By: _____
Name: Roy C. Dano
Title: Partners

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Laura Mitchell, Notary Public, Roy C. Dano, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the 20th URBAN PROPERTY PARTERNSHIP the within named bargainor, a Tennessee general partnership, and is authorized to execute this instrument on behalf of URBAN PROPERTY PARTERNSHIP.

WITNESS my hand, at office, this 20th day of November, 2012.

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

[seal]

_____
Notary Public
My Commission Expires: 5/20/14

**EXHIBIT A**
**THE PROPERTY**

Real property in Davidson County, Tennessee, being Lots 7 and 8 on the Map of T.O. Tunes' unrecorded subdivision of part of the W. L. B. Lawrence in the 22nd Ward of the City of Nashville, which Lawrence property is of record in Book 21, page 148, Register's Office for said County, and described as follows according to a survey of Wm. C. Parrish, Surveyor, dated September 6, 1966, as follows:

Beginning at an iron pin in the easterly margin of 12th Avenue South or Granny White Pike, 186 feet north of the northerly margin of Caruthers Avenue; thence with the margin of said Pike or Avenue, northerly 100 feet to the southwest corner of Lot 6 of said Subdivision; thence with the line between Lots 6 and 7; easterly 184.5 feet to an iron stake in the center line of a proposed 15 foot alley established in the deed from Thomas O. Tune and wife, to the Southern Ice Company, of record in Book 486, page 65, said Register's Office, thence along the center line of said proposed alley, parallel to the easterly margin of 12th Avenue South or Granny White Pike, southerly 100 feet to a corner post; thence westerly 184.5 feet to the point of beginning.

Being the same property conveyed to URBAN PROPERTY PARTNERS, by deed from AMIN HAUTER and MUSLEH ABBAS, of record as Instrument No. 20030124-0009973, dated January 23, 2003, said Register's Office.

**EXHIBIT B**
**PERMITTED EXCEPTIONS**

1) Real property taxes for the calendar year 2012, a lien not yet due and payable.