THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,185,000.00
Mudter & Patterson **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **615-383-4429** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30936-11-2012** **File Box 9B**	AFFIANT Subscribed and sworn to before me, this 21st day of December, 2012. NOTARY PUBLIC My Commission Expires:

SHARON K. STALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
2120 Eighth, LLC 2120 Eighth Avenue South Nashville, Tennessee 37204	New Owner	Map and Parcel No.: 105 140 07600

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 is hereby acknowledged, **2120 Associates, LLC**, a Tennessee limited liability company ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **2120 Eighth, 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 2120 Eighth Avenue South, Nashville, TN, 37204

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 with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

BILL GARRETT, Davidson County
Trans:T20120097975 DEEDWARRSP
Recvd: 12/21/12 15:19 3 pgs
Fees:18.00 Taxes:8084.50
20121221-0118066

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, the corporate party by its duly authorized officer, on the 21st day of December, 2012.

2120 ASSOCIATES, LLC
a Tennessee limited liability company

By:_____
Albert Del Favero, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Albert Del Favero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of 2120 Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as such President.

Witness my hand this 21st day of December, 2012.

_____
NOTARY PUBLIC
My Commission Expires:_____

KELLY E. BACON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Being a tract of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, located on the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) and the easterly right-of-way of Eighth Avenue South (formerly Spruce Street), and being more particularly described as follows:

Beginning at the point of intersection of the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) and the easterly right-of-way of Eighth Avenue South (formerly Spruce Street) as widened, also being part of Block 2, Lots 4, 5, 6 and 7 of the recorded plat of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland of record in Book 57, page 155, R.O.D.C.;

Thence, with said easterly right-of-way of Eighth Avenue South (formerly Spruce Street) N 14 degrees 58 minutes 00 seconds W, 200.00 feet to an existing iron pin in the southwest corner of property conveyed to Gail Kopcsak of record in Book 9465, page 170, R.O.D.C.;

Thence, with said southerly boundary of Kopcsak property N 74 degrees 51 minutes 09 seconds E, 154.95 feet to a point in the westerly right-of-way of Alley No. 674;

Thence, with said westerly right-of-way of Alley No. 674 S 15 degrees 10 minutes 00 seconds E, 200.00 feet to a point in the northerly right-of-way of Prentice Avenue;

Thence, with said northerly right-of-way of Prentice Avenue S 74 degrees 51 minutes 09 seconds W, 155.65 feet to the point of beginning.

Containing 31,060 square feet or 0.71 acres, more or less, as shown on survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., Judy L. Judson, Registered Land Surveyor, Tennessee License No. 1935, 162 Third Avenue North, Nashville, Tennessee 37201, dated October 28, 1999, bearing File No. 08517-01.

Being part of the same property conveyed to 2120 Associates, LLC, a Tennessee limited liability company, by deed dated October 29, 1999, from The 2120 Building Partnership, a Tennessee general partnership, of record in Book 11726, page 122, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013 and subsequent years, a lien, but not yet due and payable.

2. All matters appearing on the survey dated December 3, 2012, last revised on December 17, 2012, by R. Scot Cherry, Tennessee RLS No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee, 37204.