THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2013 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130022158 DEEDWARR
Recvd: 03/19/13 09:14 3 pgs
Fees:18.00 Taxes:2775.00
20130319-0026966

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEM 10th Avenue Venture, LLC	owner	MAP 105-12
212 Heady Drive		PARCEL 245, 246 & 247
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William. Shelton McElroy and Mary Jenkins Hardin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEM 10th Avenue Venture, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Being the same properly conveyed to William Shelton McElroy and Mary Jenkins Hardin by deed recorded as Instrument 20060710-0082746, Register's Office for Davidson County, Tennessee. This property is not now and has never been the residence of either Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2223 - 2225 & 2227 10th Avenue South, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this the 15th day of March, 2013.

Mary Jenkins Hardin

William Shelton McElroy by Mary Jenkins Hardin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Jenkins Hardin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of March, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Jenkins Hardin** 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 on behalf of **William Shelton McElroy**, as his Attorney in Fact, as the free act and deed of the within named **William Shelton McElroy**.

Witness my hand and official seal this the 15th day of March, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Exhibit "A"

LEGAL DESCRIPTION

Tract 1

Land in Davidson County, Tennessee, part of an unrecorded Lot on the Plan of W.L. B. Lawrence Tract, as of record in Book 21, page 148, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the westerly margin of Tenth Avenue South (formerly Pomery Avenue) at the northeast corner of the property conveyed to City of Nashville by Deed of record in Book 967, page 248, said Register's Office, said point being 425 feet, more or less, north of the northerly margin of Carothers Avenue; thence with the westerly margin of Tenth Avenue South, northwardly 65 feet to the southwest corner of the property conveyed to Robert A. Waggoner by Deed of record in Book 910, page 728, said Register's Office; thence with the southerly line of said Waggoner property westwardly 150 feet, more or less, to another corner of said City property; thence with the line of said City property northwardly 65 feet, thence eastwardly 150 feet, more or less, to the beginning.

Tract 2

Land in Davidson County, Tennessee, being part of the Old W. L. B. Lawrence Tract, as of record in Book 21, page 148, said Register's Office, as follows:

Beginning on the westerly margin of 10th Avenue South, in the south line of Old Lot Number 5 in said Plan; thence with the south line of said Lot Number 5, westwardly 150 feet, to a point being the northeast corner of a part of said property conveyed to the City of Nashville by deed from Robert A. Waggoner of record in Book 936, page 545, said Register's Office; thence southwardly along the line of said City Lot 50 feet to the northerly margin of the R. M. Hudson Tract; thence with Hudson's north line, eastwardly parallel to the first line 150 feet to the westerly margin of 10th Avenue South; thence with the margin of 10th Avenue South northwardly 50 feet to the point of beginning.

Tract 3

Land in Davidson County, Tennessee, being Lot Number 34 on the plan of Duckworth's Addition to Nashville, as of record in Book 57, page 83, said Register's Office.

Being the same property conveyed to William Shelton McElroy and Mary Jenkins Hardin by Warranty Deed from Samuel Hambrick, unmarried, recorded as Instrument No. 20060710-0082746, in the Register's Office for Davidson County, Tennessee, dated July 7, 2006 and recorded July 10, 2006.

The following is for informational purposes only:

Property Address: 2225 10th Avenue South
Davidson County, TN 2223 10th Avenue South
Davidson County, TN 2227 10th Avenue South
Davidson County, TN