BILL GARRETT, Davidson County
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Fees:23.00 Taxes:4255.00
20130515-0049165

SPECIAL WARRANTY DEED

TO:	Eighteenth Avenue Properties, LLC, a Tennessee limited liability company	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	SKC 18th Avenue, LLC a Tennessee limited liability company	150 3rd Avenue South, Suite 1100 Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
SKC 18th Avenue, LLC 2315 Brookside Drive Decatur, AL 35601	Same	104-8-422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,150,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of May, 2013.

Notary Public

My Commission Expires:

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

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, **Eighteenth Avenue Properties, LLC, a Tennessee limited liability company** (the "Seller") by these presents does transfer, sell and convey unto **SKC 18th Avenue, LLC, a Tennessee limited liability company** (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 improved property located at 1406 18th Avenue South, Nashville, Tennessee 37212

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant 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 by, through or under Seller, but not 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 Special Warranty Deed to be executed effective as of the 15th day of May, 2013.

SELLER: **Eighteenth Avenue Properties, LLC, a Tennessee limited liability company**

By: _____
William C. Barkley, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Bruce, a Notary Public in and for the County and State aforesaid, personally appeared William C. Barkley of Eighteenth Avenue Properties, LLC, 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 Chief Manager of Eighteenth Avenue Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 15th day of May, 2013.

Traci Bruce
Notary Public

My Commission Expires: _____

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot 3 of the BMG Music Complex Plat of record in Book 9700, Page 833, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Being the same property conveyed to Eighteenth Avenue Properties, LLC by deed of record at Instrument No. 20021227-0160066, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year of 2013 a lien, but not yet due and payable.

2.