24928-1
Box 14

This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
James C. Cotey Stites & Harbison, PLLC SunTrust Plaza 401 Commerce Street, Suite 800 Nashville, TN 37219	Larger Than Life, LLC 4624 Kentucky Avenue Nashville, Tennessee 37209	3003 Dickerson Pike Nashville, Tennessee 37207
Mail Tax Bills to: Larger Than Life, LLC 4624 Kentucky Avenue Nashville, Tennessee 37209	BILL GARRETT, Davidson County Trans:T20130045675 DEEDWARRSP Recvd: 06/03/13 09:11 5 pgs Fees:28.00 Taxes:2386.50 20130603-0055369	Tax Parcel ID#: 060-08-0-025.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 31st day of May, 2013, by and between SUNTRUST BANK, a Georgia banking corporation ("Grantor") and LARGER THAN LIFE, LLC, a Tennessee limited liability company ("Grantee");

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **Exhibit A** attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Substitute Trustee's Deed recorded as Instrument No. 20121231-0120646, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not

yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

SUNTRUST BANK, a Georgia banking corporation

By: _____
Tim Laumakis, Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Tim Laumakis, with whom I am personally acquainted, and who upon oath acknowledged himself to be First Vice President of SUNTRUST BANK, the within named bargainor, a Georgia banking corporation and that he as such First Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of SUNTRUST BANK by himself as First Vice President.

WITNESS my hand and official seal at office this 22 day of May, 2013.

_____
NOTARY PUBLIC

My Commission Expires: March 24, 2018

DAVID S CADWALLADER
Notary Public
Durham County
North Carolina
My Commission Expires Mar 24, 2018

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $645,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 31st day of May, 2013.

Notary Public

My Commission Expires:
November 3, 2015

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

TRACT I:

Land in Davidson County, Tennessee being part of Lot No. 3, on the Map of E. A. Lindsley's (Warranty Deed erroneously says Lindsey) Subdivision on Dickerson Road as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee, described according to a survey from Barry Greer and Associates, dated December 5, 1986, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Ben Allen Road, a 50 foot road, said point being the southeast corner of property owned by Lyman T. Davis, Jr., by Deed of record in Book 5742, Page 551, Register's Office for Davidson County, Tennessee; thence leaving said road and running with the boundary of the Davis property north 17 degrees 27 minutes 42 seconds east 150 feet to an iron pin set in the corner of the Davis property; thence north 84 degrees 26 minutes 32 seconds west 118.73 feet to an iron pin in the easterly margin of Dickerson Pike an 80 foot road; thence with the easterly margin of Dickerson Pike north 17 degrees 27 minutes 42 seconds east 170 feet to an iron pin located in the southwest corner of Elena R. Goad property of record in Book 6963, Page 325, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road and with the south margin of the Goad property south 78 degrees 44 minutes 58 seconds east 377 feet to an iron pin; thence with the westerly boundary of the Louise Hamblen property of record in Book 3072, Page 443, Register's Office for Davidson County, Tennessee, south 17 degrees 27 minutes 42 seconds west 60 feet to an iron pin; thence south 78 degrees 44 minutes 58 seconds east 25 feet to an iron pin; thence south 17 degrees 27 minutes 42 seconds west 190 feet to an iron pin set in the northerly margin of Ben Allen Road; thence, with the northerly margin of Ben Allen Road south 87 degrees 54 minutes 44 seconds west 132.57 feet to a point; thence with the northerly margin of Ben Allen Road with a curve to the right having a radius of 1,235.16 feet and a chord bearing of north 88 degrees 15 minutes 54 seconds west a distance of 164.82 feet to the point of beginning, containing 97,708 square feet, more or less.

TRACT II: An easement described as follows:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot No. 3 as shown on the Map of E. A. Lindsley's (previously erroneously referred to as Lindsey's) Subdivision, as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the north line of said Lot No. 3, said north line of Lot No. 3 also being the north line of the property conveyed to James William Blevins, etux, by Deed of record in Book 4655, Page 592, Register's Office for Davidson County, Tennessee, and also being the

south boundary of the property conveyed to Elena R. Goad, et al, by Deed of record in Book 6963, Page 325, Register's Office for Davidson County, Tennessee, and also said point being located South 78 degrees, 44 minutes, 58 seconds east, a distance of 176.22 feet, as measured along said common boundary, from an iron pin set at the intersection of said common boundary with the easterly R.O.W. of Dickerson Pike, and preceding as follows:

Leaving said common boundary and severing the land of said Goad, and along the outside face of a building wall, South 79 degrees, 00 minutes, 33 seconds east, a distance of 38.67 feet to the corner of a building; thence continuing with said building wall, South 10 degrees, 59 minutes, 27 seconds west, a distance of 0.18 feet to a point in said common line of Goad and Blevins; thence along said common line, North 78 degrees, 44 minutes, 58 seconds west, a distance of 38.67 feet to the beginning and containing 3 square feet more or less.

BEING the same property conveyed to SUNTRUST BANK, a Georgia banking corporation, by Substitute Trustee's Deed from LAURA F. KETCHAM, SUBSTITUTE TRUSTEE, dated December 28, 2012, of record as Instrument No. 20121231-0120646 in the Register's Office for Davidson County, Tennessee.