This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/04/13 11:53 3 pgs
Fees:18.00 Taxes:2775.00
20130604-0056305

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of May, 2013, by and between Molette Property Group, LLC, , party of the first part, and SPIRE Holdings, LLC , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

TRACT 1 (219 15th Avenue North, Nashville, TN 37203 - M&P 09212034600)

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Gov. McMillin's Subdivision of The Old State Prison Lands of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot 20 fronts 50 feet on the westerly side of 15th Avenue North, formerly Stonewall Street and runs back westwardly between parallel lines 100 feet to a 12 foot alley.

TRACT 2 (215 15th Avenue North, Nashville, TN 37203 - M&P 09212034500)

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Gov. McMillin's Subdivision of The Old State Prison Lands of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 50 feet on the westerly side of 15th Avenue North, formerly Stonewall Street and runs back between parallel lines 100 feet to a 12 foot alley.

TRACT 3 (215 15th Avenue North, Nashville, TN 37203 - M&P 09212034500)

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Gov. McMillin's Subdivision of The Old State Prison Lands of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot 22 fronts 50 feet on the westerly side of 15th Avenue North, formerly Stonewall Street and runs back between parallel lines 100 feet to a 12 foot alley.

TRACT 4 (215 15th Avenue North, Nashville, TN 37203 - M&P 09212034500)

Land in Davidson County, Tennessee, being Lots No. 23 on the plan of Gov. McMillin's Subdivision of The Old State Prison Lands of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 44 feet on the southwesterly side of 15th Avenue North, formerly Stonewall Street and runs back between parallel lines, along the northwesterly margin of a 12 foot alley, 100 feet to a 12 foot alley in the rear.

TRACT 5 (1506 Church Street, Nashville, TN 37203 - M&P 09212034000)

Land in Davidson County, Tennessee, being Lots Nos. 62, 61, and the westerly 13.55 feet in front of Lot No. 60 on the plan of Gov. McMillin's Subdivision of The Old State Prison Lands of record in Book 161, Page 119, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 62, 61 and part of 60 front together 100 feet on the northerly side of Church Street, as widened, and extended back 103.65 feet more or less on the westerly line, with the easterly margin of McMillin Avenue, and 121.9 feet more or less on the easterly line, to a 12 foot alley measuring 100 feet thereon.

Being all or part of the same property conveyed to Molette Property group, LLC, by virtue of that certain Warranty Deed dated December 30, 1999, at Instrument No. 200001050001504 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Molette Property Group, LLC By:
Lee O Molette, II, Managing Member

Molette Property Group, LLC By:
Kelli A Molette, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Lee O Molette, II and Kelli A Molette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the managing members of Molette Property Group, LLC the within named bargainer, and that they, as such Managing Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Managing Members.

Witness my hand and seal, at office, this 24th day of May, 2013

NOTARY PUBLIC

MACKENZIE REISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/6/2015

Property Owner & Address: SPIRE Holdings, LLC
1506 Church St, Ste 100
Nashville, TN 37203

Tax Parcel No 09212034000

Property Address: 1506 Church Street
Nashville, TN 37203

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $750,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of May, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 11-4-13

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

20130419