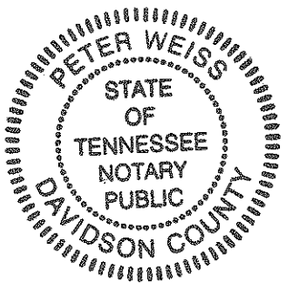
WARRANTY DEED



State of Tennessee)
County of Davidson)

13-04-018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of June, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RANDOLPH M. LAGASSE	" NEW OWNER "	092-16-0
(NAME)	(NAME)	100.00 & 098.00
160 Athens Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KASHMER PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RANDOLPH M. LAGASSE**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/01/13 08:28 3 pgs
Fees:18.00 Taxes:20720.00
20130701-0067182

BEING unimproved ☐
Improved ☒ property known as: **1904 West End Avenue & 113 19th Avenue North, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 28th day of June, 2013

KASHMER PROPERTIES, G.P.
A TENNESSEE GENERAL PARTNERSHIP

By: _____
MICHAEL D. SHMERLING, GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING GENERAL PARTNER of **KASHMER PROPERTIES, G.P. , A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

_____
Notary Public

MICHAEL FILES KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

A tract or parcel of Land located in Nashville, Davidson County, Tennessee, and being a part of Lot No. 151 on the Map of the Boyd Home Tract, of Record Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being further described according to an ALTA As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, dated June 16, 2013, as follows:

(TRACT I)
BEGINNING at the southeast corner of this tract at the intersection of the right-of-way of West End Avenue and the right-of-way of 19th Avenue North; Thence with the right-of-way of West End Avenue, South 59°15'00" West, a distance of 150.00 feet to a point at the southwest corner of this tract;

THENCE, North 30°45'00" West, a distance of 150.00 feet to a point at the northeast corner of this tract;

THENCE, North 59°15'00" East, a distance of 150.00 feet to a point in the southerly right-of-way of 19th Avenue North, the northeast corner of this tract;

THENCE, with the right-of-way of 19th Avenue North, South 30°45'00" East, a distance of 150.00 feet to the point of BEGINNING.

BEING the same property conveyed to KASHMER PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Deed from MYRTLE STANFORD LAMBOS, UNMARRIED, of record in Instrument No. 20081229-0122618, Register's Office for Davidson County, Tennessee.

1904 WEST END AVENUE, NASHVILLE, TN 37203

(TRACT II)
BEGINNING at an iron rod found in the westerly margin of 19th Avenue North, said iron rod being S 31°49'54"E, 138.99 feet from an iron rod found at the intersection of said margin of 19th Avenue North and the southerly margin of Hayes Street:

THENCE, along the margin of 19th Ave. North, S 31°56'29"E, 61.01 feet to a railroad spike found in the northerly margin of an alley;

THENCE, along the margin of said alley S 58°05'22"W, 99.84 feet to a railroad spike found in said margin;

THENCE, along the margin and the easterly line of James Crossman Tax Map 92-16, Parcel 94 as recorded in Book 9716 Page 738, R.O.D.C., TN., N 31°54'17"W, 60.82 feet to a railroad spike found at the southwest corner of James Crossman, Tax Map 92-16, Parcel 95, Book 9716, Page 738 R.O.D.C., TN.;

THENCE, along the southerly line of said Crossman and Gilford Glazer as recorded in Book 4623, Page 506, R.O.D.C., TN., N 57°58'59"E, 99.80 feet to the Point of .

BEING the same property conveyed to KASHMER PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Special Warranty Deed from EMERIK PROPERTIES CORP., A CALIFORNIA CORPORATION authorized to do business in the State of Tennessee, dated April 14, 2011, of record in Instrument No. 20110414-0028873, Register's Office for Davidson County, Tennessee.

113-19TH AVENUE NORTH, NASHVILLE, TN 37203