Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Woodland Street Partners, LLC 408 Taylor Street, Suite 202 Nashville, Tennessee 37208	Parcel Nos. 082-09-0-123 and 082-09-0-124	SAME
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

BILL GARRETT, Davidson County
Trans:T20130057478 DEEDWARR
Recvd: 07/05/13 14:23 4 pgs
Fees:23.00 Taxes:869.50
20130705-0069915

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LAWRENCE BROS., LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to WOODLAND STREET PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property known as 1418 and 1420 3rd Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me this 3 day of July, 2013.

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO. TENN.

Notary Public
My Commission Expires: 6-21-16

My Commission Expires JUNE 21, 2016

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3rd day of July, 2013.

GRANTOR:

LAWRENCE BROS., LLC,
a Tennessee limited liability company

By: _____
Harry E. Lawrence, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Harry E. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of LAWRENCE BROS., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 3rd day of July, 2013.

_____
Notary Public

My Commission Expires:
6-21-16

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being Lot No. 10 of the McGavock City Park Lots in Nashville, Tennessee fronting 50 feet on the easterly side of College Street, (now Third Avenue North); and running back easterly between parallel lines 137 1/2 feet to an alley. See plan of said property in Plat Book 57, page 101, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 9 on the Subdivision of the McGavock City Park Lot, a Plan of which is recorded in the Register's Office of Davidson County, Tennessee in Plat Book 57, page 101, to which plan reference is expressly made. Said Lot 9 fronts 48 feet on the east side of College Street and runs back between parallel lines 137 1/2 feet to an alley 10 feet wide, said Lot being between Taylor and Van Buren on Third Avenue.

Being the same property conveyed to LAWRENCE BROS., LLC, a Tennessee limited liability company, by deed from JOYCE DURY FOSTER AND THERESA DURY BOTTS AND RITA DURY WEST, of record as Instrument No. 20050106-0002167, dated December 30, 2004, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.

2. General or special taxes and assessments for the year 2013 and subsequent years.

3. Matters shown on the Plan of record as Plat Book 57, page 101, in the Register's Office for Davidson County, Tennessee.