WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara Hawley Carter, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **TM Investment, LLC** **7035 Stone Run Drive** **Brentwood, Tennessee 37027**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **09314046700**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

701 PROPERTIES, LLC, a Tennessee Limited Liability Company

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

TM INVESTMENT, LLC, a Tennessee Limited Liability Company

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lots 40 and 41 on the plan of Barrow Grove Addition to Nashville, Tennessee, as of record in Plat Book S, Page 279, and being the Tankard Company property as of record in Book 7325, Page 358, and being bounded on the north by the south right-of-way of Elm Street, on the east by the west right-of-way of Fourth Avenue South, on the south by the Howard Youree property as of record in Book 1580, Page 443, and on the west by the east right-of-way of alley number 146 and being more particularly described as follows:

Beginning at a building corner at the intersection of the south right-of-way of Elm Street and the west right-of-way of Fourth Avenue South;

Thence with the face of the building south 25 deg. 07 min. 04 sec.east, 31.00 feet to a building corner common with Youree:

Thence with the face of the building and Youree south 64 deg. 43 min. 30 sec. west, 165.20 feet to a building corner at the intersection at the east right-of-way line of alley number 146;

Thence with the face of the building and the right-of-way of alley number 146 north 25 deg. 07 min. 04 sec. west, 31.00 feet to a building corner at the intersection of the south right-of-way of Elm Street;

Thence with the face of the building and the right-of-way of Elm Street north 64 deg. 43 min. 30 sec. east, 165.20 feet to the point of beginning.

Containing 5,121 square feet (0.118 acres more or less).

Being the same property conveyed to 701 Properties, LLC by quitclaim deed from Richard D. Piliponis, James S. Higgins and Marvin D. Himmelberg of record in Instrument No. 20090715-0066297 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **701 Fourth Avenue South, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130071482 DEEDWARR
Recvd: 08/19/13 15:10 2 pgs
Fees:13.00 Taxes:2534.50
20130819-0087191

WITNESS MY HAND this the 14 day of August, 2013.

701 PROPERTIES, LLC

By: James S. Higgins, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared **JAMES S. HIGGINS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be the member of **701 PROPERTIES, LLC** a Tennessee Limited Liability Company corporation and as such member he executed the foregoing instrument for the purpose therein contained and acknowledged the instrument to be the free act and deed of 701 Properties, LLC.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 14th day of August, 2013.

NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $685,000.00.

AFFIANT

Sworn to and subscribed to before me this 14th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-13