ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
J.C.'s Bullseye Sports Bar, Inc. 3248 Blackwood Drive Nashville, TN 37214	New Owner	Map 97-13 Parcel 43

This instrument prepared by: Robert J. Notestine III, Attorney at Law
109 Kenner Avenue, Suite 201, Nashville, TN 37205.
Prepared from information furnished by the parties hereto.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MDREA, Inc. a Florida Corporation n/k/a MDREA, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto J.C.'s Bullseye Sports Bar, Inc., a Tennessee Corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of the Final Plat Larchwood Commercial Subdivision, Section 11, Lot 1 of record in Instrument Number 20130506-0045271, said Register's Office for Davidson County, Tennessee.

Being the same property to conveyed to MDREA, Inc. by Warranty Deed from Luckey Development of record in Instrument No. 200808070081300, said Register's Office for Davidson County, Tennessee.

This is improved real property located on Blackwood Drive, Nashville, Tennessee

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Plan of record in Book 6900, Page 875, said Register's Office, Davidson County, Tennessee.
3. Plan of record in Instrument 20130506-0045271, Register's Office for Davidson County, Tennessee.
4. The agreement between the Grantor and Grantee that no barriers shall be erected to limit either party's use of the property for parking as is provided in the Agreed Order in Case 09-936-III, Chancery Court for Davidson County, Tennessee and all matters shown herein.

BILL GARRETT, Davidson County
Trans:T20130077450 DEEDWARR
Recvd: 09/06/13 13:02 2 pgs
Fees:13.00 Taxes:284.16



20130906-0094361

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater,
(for this transfer is $76,800.00
(
(Subscribed and sworn to before me this
(30th day of August, 2013.
(
(My Commission Expires:
(

Affiant

ROBERT J. NOTTINGHAM III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of August, 2013.

MDREA, INC. N/K/A MDREA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____
MICHAEL PARK, MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, Sarah Greeley of the state and county mentioned, personally appeared MICHAEL PARK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be MANAGER of MDREA, Inc. and as such MICHAEL PARK acknowledged that he/she is authorized to execute the foregoing instrument on behalf of MDREA, Inc. n/k/a MDREA, LLC, a Florida limited liability company the within named bargainor, a limited liability company and that he/she as such MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as MANAGER.

Witness my hand and seal, at office in BOCA RATON, FL this 3rd day of SEPTEMBER, 2013.

Sarah Greeley
Notary Public

My Commission Expires:

SARAH GREELEY
MY COMMISSION # EE079291
EXPIRES March 30, 2015
(407) 398-0153 FloridaNotaryService.com