BILL GARRETT, Davidson County
Trans:T20130077490 DEEDWARRSP
Recvd: 09/06/13 14:08 7 pgs
Fees:38.00 Taxes:2960.00
20130906-0094418

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
42nd & Charlotte, LLC Attn: Kenneth Powers 1405 Thrush Court Mt. Juliet, TN 37122	SAME	091-16-0-373.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WALNUT STREET PARTNERS, a California limited partnership, and DBL LIMITED, a California limited partnership (also known as "DBL, a California limited partnership") both as tenants in commons (collectively hereinafter the "Grantors") have bargained and sold, and by these presents do transfer and convey unto 42nd & CHARLOTTE, LLC, a Tennessee limited liability company (the "Grantee"), its successors, representatives and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantors, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page follows.)

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 3rd day of ~~August~~ September, 2013.

GRANTORS:

WALNUT STREET PARTNERS, a California limited partnership

By: _____
Leonard Mann

Title: General Partner

By: _____
Eleanor Mann

Title: General Partner

DBL LIMITED, a California limited partnership

By: _____
Leonard Mann

Title: General Partner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On Sept 3, 2013 (Date) before me, Carmen M. Ecker, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Leonard Mann and Eleanor Mann (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in his~~/her/~~their authorized capacity(ies), and that by his~~/her/~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CARMEN M. ECKER
Commission # 1878718
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2014

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Carmen M. Ecker (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: September 3, 2013 Number of Pages: 3

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Leonard Mann	Signer's Name: Eleanor Mann
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☒ Other: General Partner of Walnut Street Partners	☒ Other: General Partner of Walnut Street Partners
Signer Is Representing:	Signer Is Representing:

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On Sept 3, 2013 (Date) before me, Carmen M. Ecker, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Leonard Mann (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

CARMEN M. ECKER
Commission # 1878718
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2014

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Carmen M. Ecker (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed / DBL Limited a California limited Partnership

Document Date: September 3, 2013 Number of Pages: 6

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Leonard Mann	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☒ Other: General Partner	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 4th day of September, 2013.

Notary Public

My Commission expires:_____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015

Exhibit A
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, at the intersection of the southerly right-of-way line of Charlotte Avenue, 80 feet in width, and the easterly right-of-way line of Forty-Second Avenue North, 100 feet in width;

Thence leaving the easterly right-of-way line of Forty-Second Avenue North, with the southerly right-of-way line of Charlotte Avenue, North 88 deg 03 min 46 sec East, 175.00 feet to an iron rod set, at a corner common with the property of Associated Warehouse Properties, II, as of record in Deed Book 7715, Page 838, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Charlotte Avenue with the westerly property line of Associated Warehouse Properties, II, South 01 deg 07 min 55 sec East, 162.50 feet to an iron rod set;

Thence with the northerly property line of Associated Warehouse Properties, II, South 88 deg 03 min 46 sec West, 175.00 feet to a pk nail set in the easterly right-of-way line of Forty-Second Avenue North;

Thence with the easterly right-of-way line of Forty-Second Avenue North, North 01 deg 07 min 55 sec West, 162.50 feet to the POINT OF BEGINNING.
This description is based on a survey dated May 29, 2013 prepared by Cherry Land Surveying, Inc, certified by R. Scot Cherry RLS #1512.

Being the same property conveyed to Walnut Street Partners, a California limited partnership, and DBL Limited, a California limited partnership, of record in Instrument Number: 20020913-0111728, at the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. 2013 property taxes, a lien not yet due and payable.

2. Easement and Maintenance Agreement of record in Book 10639, Page 777, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4349, Page 514, in the Register's Office for Davidson County, Tennessee.