THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of September, 2013.

Notary Public

My Commission Expires: _____

DAVID B. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

BILL GARRETT, Davidson County
Trans:T20130083961 DEEDWARRSP
Recvd: 09/27/13 16:02 3 pgs
Fees:18.00 Taxes:2220.00
20130927-0102016

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Numbers:**

MB Enterprises Joint Venture
3305 West End Avenue
Nashville, TN 37203

SAME

Map: 104-06
Parcel: 169.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Thousand and no/100 Dollars ($600,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Spiva/Hill Management and Investment, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **MB Enterprises Joint Venture, a Tennessee joint venture,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, situated in the 1st Civil District of Nashville, Davidson County, Tennessee, being all of Lot No. 10 and part of Lot No. 11 on the Plan of Bransford Realty Company's West End Avenue Place, recorded in Plat Book 332, page 15, Register's Office for Davidson County, Tennessee and further described according to a survey made by R. L. Montoya Land Surveying, Inc., dated September 4, 2013, and is more particularly described as follows:

Beginning at an iron rod in the southerly margin of West End Avenue, said rod being the northeasterly corner of the property conveyed to ESH/TN Properties, LLC, as evidenced in Instrument No. 20101021-0084414, Register's Office for Davidson County, Tennessee, and also being the northwesterly corner for this hereon described tract of land; thence, with the southerly margin of said West End Avenue N 43 degrees 45 minutes 25 seconds E 80.48 feet to a nail, said nail being the northwesterly corner of the property conveyed to MB Enterprises Joint Venture as evidenced in Instrument No. 20110603-0042570, said Register's Office; thence, with a line common to said MB Enterprises Joint Venture S 31 degrees 33 minutes 22 seconds E 149.62 feet to a P.K. nail, said P.K. nail being the southwesterly corner of the aforementioned MB Enterprises Joint Venture property and the southeasterly corner of this property, said nail also being in the northerly margin of a 15 foot public alley; thence, with the northerly margin of said alley S 43 degrees 44 minutes 34 seconds W 51.21 feet to an iron rod in the easterly line of the aforementioned ESH/TN Properties, LLC, also being the southwesterly corner for this tract; thence, with a common line of the ESH/TN Properties LLC property N 42 degrees 48 minutes 59 seconds W 145.00 feet to the point of beginning containing 9,529.9 square feet or 0.219 acres, more or less.

BEING the same property conveyed to Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, by deed dated 08/16/2001 from 3307 Properties, a Tennessee general partnership, as of record in Instrument No. 20010816-0088861, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2013, a lien but not yet due and payable.

2. Subject to all matters as shown on subdivision plan of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the survey prepared by R. L. Montoya, Land Surveying, Inc. dated September 4, 2013.

This is improved property commonly known as 3307 West End Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 26th day of September, 2013.

Spiva/Hill Management and Investment, LLC
a Tennessee limited liability company

By: George N. Spiva, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Chief Manager of Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, the within named bargainor, and who acknowledged that as such chief manager, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as chief manager.

WITNESS MY HAND, at office, this 26th day of September, 2013.

Notary Public

My Commission Expires: 