BILL GARRETT, Davidson County
Trans:T20130084305 DEEDWARR
Recvd: 09/30/13 13:21 5 pgs
Fees:28.00 Taxes:2960.00
20130930-0102375

This Instrument Prepared By:
David L. Kleinfelter, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

From: **Metro Ready Mix Concrete, LLC**, a Tennessee limited liability company ("Grantor")

Map and Parcel Numbers:
105-07-116
105-07-114

To: **LVH, LLC**, a Tennessee limited liability company ("Grantee")

Address New Owner:

LVH, LLC
2208 21st Avenue, South
Nashville, TN 37212

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

LVH, LLC
2208 21st Avenue, South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Thousand and No/100 Dollars ($800,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of September, 2013.

Notary Public

DEBORAH W. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-05-2014

My Commission Expires: 11-05-14

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Thousand and No/100 Dollars ($800,000.00) the receipt and sufficiency of which are hereby acknowledged, **Metro Ready Mix Concrete, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LVH, LLC**, a Tennessee

limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of improved land located in Davidson County, State of Tennessee, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 1236 and 1234 Martin Street, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 27th day of September, 2013.

METRO READY MIX CONCRETE, LLC, a Tennessee limited liability company

By: _____
Steve Herren
President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve Herron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **Metro Ready Mix Concrete, Inc.,** the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand and seal at Office in Nashville, Tennessee, the 27th day of September, 2013.

Deborah W. Brown
Notary Public

My Commission expires: 11-5-14

DEBORAH W. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2014

EXHIBIT "A"

Legal Description

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE WESTERN HALF OF BLOCK G ON THE PLAN OF HAGAN AND MERRITT LANDS OF RECORD IN MINUTE BOOK "N" PAGE 241 OF THE COUNTY COURT CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND OF RECORD IN BOOK 5870, PAGE 617, BOOK 2014, PAGE 405, IN THE REGISTER'S OFFICE OF DAVIDSON COUNY (R.O.D.C.), NASHVILLE, TENNESSEE, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD (NEW) WITH CAP STAMPED WISER COMPANY LYING ON THE EASTERN RIGH-OF-WAY OF MARTIN STREET HAVING A LATERAL TIE REFERENCE FROM THE CENTERLINE INTERSECTION OF MARTIN STREET AND MERRITT AVENUE N 12 DEG. 55 MIN. 38 SEC. E A DISTANCE OF 221.71 FEET AND SAID IRON ROD BEING THE NORTHWEST CORNER OF LUTHER E. CANTRELL, SR. (BOOK 4182 PAGE 187, R.O.D.C) AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESRIBED; THENCE WITH THE RIGHT-OF-WAY OF MARTIN STREET, N 06 DEG. 27 MIN 00 SEC. E A DISTANCE OF 339.00 FEET TO AN IRON ROD (OLD) BEING THE SOUTHWEST CORNER OF ALAN RAY (BOOK 7067 PAGE 322 R.O.D.C) AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE SOUTH LINE OF RAY, S 83 DEG. 00 MIN. 00 SEC. E A DISTANCE OF 191.25 FEET TO A ½" IRON ROD (NEW) WITH CAP STAMPED WISER COMPANY LYING IN THE WESTERN MARGIN OF A 15.00 FT. UNDEFINED ALLEY APPROXIMATELY 5.0 FT SOUTH OF A CHAIN LINK FENCE CORNER POST THENCE WITH THE MARGIN OF SAID ALLEY, S 06 DEG. 27 MIN. 00 SEC W A DISTANCE OF 339.00 FT TO A ½" IRON ROD (NEW) WITH CAP STAMPED WISER COMPANY BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE NORTH LINE OF CANTRELL AND WITH A CHAIN LINK FENCE, N 83 DEG. 00 MIN. 00 SEC. W A DISTANCE OF 191.25 FT TO THE POINT OF BEGINNING CONTAING 1.5 ACRES OR 64831.0 SQ. FT., MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY WISER COMPANY, LLC ON OCTOBER 25, 2006.

BEING THE SAME PROPERTY CONVEYED TO METRO READY MIX CONCRETE, LLC BY WARRANTY DEED IN INSTRUMENT NO. 200611140141272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THAT PORTION ATTRIBUTABLE TO THE PROPERTY IN THE RIGHT-OF-WAY OF ALLEY NO. 1800 AS ABANDONED BY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ORDINANCE BL2013-408, OF RECORD IN INSTRUMENT NO. 201309170097688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM A SURVEY DATED SEPTEMBER 5, 2013, LAST REVISED SEPTEMBER 25, 2013, PREPARED BY ALAN CUMMINGS OF CRAWFORD & CUMMINGS, WHOSE ADDRESS IS 1929 21ST AVENUE SOUTH, NASHVILLE, TN 37212.

EXHIBIT "B"

Encumbrances

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.

2. Rights of Metro Ready Mix Concrete, LLC, as Lessee, under that certain Lease Agreement, dated as of this even date herewith, by and between LVH, LLC, as Lessor, and Metro Ready Mix Concrete, LLC, as Lessee.