PREPARED BY AND RETURN TO:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

BILL GARRETT, Davidson County
Trans:T20130093984 DEEDWARR
Recvd: 11/04/13 09:53 5 pgs
Fees:28.00 Taxes:23310.00
20131104-0114072

WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nashville Investments Group, LLC, a Tennessee limited liability company ("Grantor"), does hereby sell, transfer and convey unto 230 North LLC, a Delaware limited liability company ("Grantee"), the following described real estate (the "Property"):

SEE EXHIBIT ATTACHED

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

Taxes for the year 2013 are prorated between Grantor and Grantee.

For prior title, see deed recorded as Instrument No. 20060719-0087292, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto Grantee, its successors and/or assigns, in fee simple forever.

Grantor for itself and its successors and/or assigns, covenants, warrants and represents to and with Grantee, its successors and/or assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that it has full right and lawful authority to sell and convey the same, that it has not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that it will forever warrant and defend the title to the said real estate against all persons whomsoever.

Grantee Address:	Send Tax Bills to:	Map Parcel No.
230 North LLC 230 Fourth Ave North Suite 105 Nashville, TN 37219	Same	09302314600

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed this 1 day of NOV, 2013.

Nashville Investments Group, LLC

By: _____

Title: MANAGING PARTNER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Gary Bawie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Nashville Investments Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and seal, this 1st day of November, 2013.

_____
Notary Public

My commission expires:

Jan 6, 2014

SHANNON LEE LUMPKIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $6.3 million which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

230 North LLC

Affiant-Grantee, as Member

Subscribed and sworn to
before me this 30th day
of October, 2013.

Bettye Alexander-Tansey
Notary Public

My commission expires:

4-7-15

BETTYE ALEXANDER-TANSEY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

P:\Folders A-H\G203\955\Warranty Deed.doc

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND IN THE 19th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO NASHVILLE INVESTMENTS GROUP, LLC OF RECORD AS INSTRUMENT NUMBER 20060719-0087292, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FOURTH AVENUE NORTH (49.5-FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF THE BANK ALLEY (20-FOOT RIGHT-OF-WAY), THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

WITH SAID EASTERLY RIGHT-OF-WAY, NORTH 27 DEGREES 28 MINUTES 33 SECONDS WEST, 128.30 FEET TO A POINT IN A BRICK WALL AT THE SOUTHWESTERLY CORNER OF THE MARY C. LAGRONE PROPERTY OF RECORD AS INSTRUMENT NUMBER 20050324-0032328, R.O.D.C., TENNESSEE; THENCE,

LEAVING SAID EASTERLY RIGHT-OF-WAY, WITH THE SOUTHERLY LINE OF THE SAID LAGRONE PROPERTY AND WITH THE SOUTHERLY LINE OF THE ANDY'S UNION, LLC PROPERTY OF RECORD AS INSTRUMENT NUMBER 20111215-0097920, R.O.D.C., TENNESSEE, NORTH 62 DEGREES 19 MINUTES 06 SECONDS EAST, 54.66 FEET TO A POINT IN A SAID WALL; THENCE, CONTINUING WITH THE SOUTHERLY LINE OF THE SAID ANDY'S UNION, LLC PROPERTY, SOUTH 27 DEGREES 40 MINUTES 54 SECONDS EAST, 0.50 FEET TO A POINT IN SAID WALL; THENCE,

WITH THE SOUTHERLY LINE OF THE SAID ANDY'S UNION, LLC PROPERTY, THE SOUTHERLY LINE OF THE UNION STREET PROPERTIES, LLC PROPERTY OF RECORD AS INSTRUMENT NUMBER 20070330-0038470, R.O.D.C., TENNESSEE, THE SOUTHERLY LINE OF THE 323 UNION STREET PROPERTY OF RECORD IN BOOK 5863, PAGE 452, R.O.D.C., TENNESSEE AND THE SOUTHERLY LINE OF THE 323 UNION STREET PROPERTY OF RECORD IN BOOK 5863, PAGE 450, R.O.D.C., TENNESSEE, NORTH 62 DEGREES 19 MINUTES 06 SECONDS EAST, 117.24 FEET TO A P.K. NAIL (NEW) IN THE WESTERLY RIGHT-OF-WAY OF PRINTERS ALLEY (15-FOOT RIGHT-OF-WAY); THENCE,

WITH SAID WESTERLY RIGHT-OF-WAY, SOUTH 26 DEGREES 51 MINUTES 26 SECONDS EAST, 128.10 FEET TO AN EXISTING LEAD AND TACK IN SAID NORTHERLY RIGHT-OF-WAY OF THE BANK ALLEY; THENCE,

WITH SAID NORTHERLY RIGHT-OF-WAY, SOUTH 62 DEGREES 24 MINUTES 58 SECONDS WEST, 170.52 FEET TO THE POINT OF BEGINNING, AS SHOWN BY SURVEY OF RAGAN-SMITH ASSOCIATES, CHRISTOPHER MABERY, REGISTERED LAND SURVEYOR NO. 2483, 315 WOODLAND STREET, NASHVILLE, TN 3720, DATED OCTOBER 31, 2013, BEARING JOB NO. 93-130, and as amended October 31, 2013.

FOR PRIOR TITLE SEE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20060719-0087292, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to Rights of Tenants in possession as "Tenants Only" under unrecorded lease(s).

Subject to Restrictions of record in Book 7423, Page 374, Book 8027, Page 865, Book 9208, Page 613, Book 10512, Page 464, Instrument Number 20020626-0076795, and Instrument Number 20050124-0008719, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2013 and subsequent years and any taxes or special assessments which are not shown as existing liens by the public records, including any increase in assessment resulting from improvements constructed on the property. If improvements are completed after January 1 of any year, the Tennessee state law requires supplemental assessments for the year in which the improvements are completed as defined by statute.

Subject to Declaration of Reciprocal Easements, of record in Book 6230, Page 498, in said Register's Office.

Subject to Right of Way Easement, of record in Book 8899, Page 32, said Register's Office.

Subject to Declaration of Privilege, of record in Book 6434, Page 545, in said Register's Office.

Subject to Terms and Provisions of Memorandums of Lease from J&G Realty Associates, a New Jersey general partnership, to SouthTrust Bank of Middle Tennessee dated November 13, 1993 and recorded in Book 9198, Page 886 and Book 9198, Page 889, Register's Office for Davidson County, Tennessee.

Subject to Terms and Provisions of Lease from J&G Realty Associates to World Finance Corporation of Tennessee dated July 1, 2004, and recorded as Instrument Number 20040831-0105116, Register's Office for Davidson County, Tennessee.

Subject to Party Wall(s) situated partly on subject property and partly on adjoining properties.