This instrument was prepared by:
James E. Spruill, Esq.
c/o Fidelity National Title Insurance Company
6840 Carothers Pkwy, Suite 200
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130102163 DEEDWARR
Recvd: 12/05/13 09:49 4 pgs
Fees:23.00 Taxes:13172.00
20131205-0123882

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Third Ave South 120/122, LLC c/o Smith, Wiles & Co. 900 Division St. Nashville, TN 37203	NEW OWNER	Map 93-6-4 Parcel 55

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, 120 Third Avenue South, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Third Ave South 120/122, LLC, a Tennessee limited liability company (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 the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot 28 in John Price's Plan of Lots, recorded in Book 2, page 246, Register's Office for said County and more particularly described as follows:

Beginning on the easterly margin of Third Avenue South, formerly College Street at the southwest corner of the lot conveyed to Richard Piliponis by deed recorded as Instrument No. 20020621-0074881, Register's Office for Davidson County, Tennessee, approximately 234.66 feet southeast of the southeast intersection of Third Avenue and Broadway:

Thence leaving said Third Avenue North 60 degrees 17 minutes 00 seconds east a distance of 106.82 feet to a building corner; thence south 30 degrees 19 minutes 49 seconds east a distance of 85.93 feet to a building corner; thence south 60 degrees 14 minutes 49 seconds west a distance of 107.27 feet to a building corner point also being on said easterly margin of Third Avenue South; thence north 30 degrees 01 minutes 40 seconds west along said easterly margin a distance of 85.99 feet to the point of beginning.

Being the same property conveyed to 120 Third Avenue South, LLC, a Tennessee limited liability company by deeds of record in Instrument No. 200608160101149 and Instrument No. 200608160101150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the items set forth on Exhibit "A" attached hereto.

This is improved property commonly known as 120 Third Avenue South, Nashville, TN 37201.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $3,560,000.00.

Affiant

Subscribed and sworn to before me this the 4th day of December, 2013.

Notary Public

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My Commission Expires: 6/21/16

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4TH day of December, 2013.

120 Third Avenue South, LLC, a Tennessee limited liability company

By: C. Eugene Gilbert, Chief Manager
C. Eugene Gilbert, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared C. Eugene Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of 120 Third Avenue South, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument, being authorized so to do, for the purposes therein contained, by personally signing the name of 120 Third Avenue South, LLC, a Tennessee limited liability company by himself as Chief Manager.

Witness my hand, at office, this 4th day of December, 2013.

Jill Connors
Notary Public

My Commission Expires: 6-21-16

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT A

1. Taxes for the year 2014, a lien, not yet due and payable.

2. Party wall(s) situated partly on the insured property and partly on adjoining properties and the terms and provisions of the Agreement relating to the use and maintenance thereof recorded in Book 330, page 1, Register's Office for Davidson County, Tennessee.

3. All matters shown on Plan of record in Book 2, page 246, Register's Office for Davidson County, Tennessee.

4. All matters shown on Survey File No. 213-108 prepared by Patrick S. Coode, TN RLS #855 of Patrick Coode and Company, LLC dated November 11, 2013.

5. Rights of tenants in possession as tenants only under unrecorded leases.