BILL GARRETT, Davidson County
Trans:T20130105891 DEEDWARRSP
Recvd: 12/19/13 15:03 4 pgs
Fees:23.00 Taxes:2312.50
20131219-0128458

FROM: Avenue Bank, a Tennessee banking corporation
TO: 7A Group, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
7A Group, LLC 310 Del Rio Pike Franklin, TN 37069	Same	Map 161, Parcel 213

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Rebekah E. Fisher, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and ~~sworn to~~ before me, this the 18th day of December, 2013.

PAMMELA S. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Comm. Expires: 8-23-16

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AVENUE BANK**, a Tennessee banking corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **7A GROUP, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property located at 400 Swiss Avenue, Nashville, Tennessee 37211.

Said property is transferred subject to those matters listed on Exhibit B 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 said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to 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.

WITNESS its hand this 18th day of December, 2013.

AVENUE BANK, a Tennessee banking corporation

By: _____
Seth Butler, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Seth Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Senior Vice President of Avenue Bank, a Tennessee banking corporation, the within named bargainor, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Senior Vice President of such limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of December, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 8-23-16

PAMMELA S. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 on the Resubdivision of Reserve Parcels "B" & "C", Sunchase Knolls Development of record in Book 6900, page 688 at the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Avenue Bank, a Tennessee banking corporation, by deed from Car Wash King Swiss LLC, a Tennessee limited liability company, of record as Instrument No. 20130911-0095815, said Register's Office.

EXHIBIT B

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. All matters shown on the plan of record in Book 6900, page 688, said Register's Office.

3. Grant of Transmission Line Easement of record in Book 2400, page 596, said Register's Office.

4. Declaration of Easements of record in Book 6265, page 146, said Register's Office, as supplemented by Supplementary Declaration of Reciprocal Easements of record in Book 6544, page 392, said Register's Office.

5. Water Main Easement of record in Book 7839, page 716, said Register's Office.

6. Grant of Transmission Easement of record as Instrument No. 20121030-0099453, said Register's Office.