THIS INSTRUMENT PREPARED BY: Nelson Mullins Riley & Scarborough LLP Attn: Eric R. Wilensky, Esq. 201 17th Street NW Suite 1700 Atlanta, Georgia 30363 **Record & Return To:** Nelson Mullins Riley & Scarborough LLP Attn: Eric R. Wilensky, Esq. 201 17th Street NW Suite 1700 Atlanta, Georgia 30363	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $312,500.00. Affiant Subscribed and sworn to before me this 20th day of December, 2013. Notary Public My Commission expires: 5-20-2014.

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BILL GARRETT, Davidson County
Trans:T20130106065 DEEDWARR
Recvd: 12/20/13 11:24 4 pgs
Fees:23.00 Taxes:1156.25
20131220-0128701

WARRANTY DEED

Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
310 31st Avenue Investors, LLC 3200 West End Avenue Suite 500 Nashville, TN 37203	310 31st Avenue Investors, LLC 3200 West End Avenue Suite 500 Nashville, TN 37203	Map and Parcel No.: 104-02-0-225

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **MICHAEL V. MARCHETTI** (the "Grantor"), has bargained and sold and does hereby transfer and convey unto **310 31st AVENUE INVESTORS, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Long and Ashworth's Subdivision of Lot No. 26, Boyd Cockrill Spring Tract, as of record in Plat Book 57, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MICHAEL V. MARCHETTI, by deed from RONALD P. ANDERSON AND WIFE, JANE H. ANDERSON, of record as Instrument No. 20020904-0107176, dated September 3, 2002, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

This is improved property known as 310 31st Avenue North, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same.

AND Grantor does further covenant and bind himself, his heirs 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, subject however to the matters set forth on **Exhibit A** (the "Permitted Exceptions").

{*Remainder of Page Intentionally Left Blank*}

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 19th day of December, 2013.

GRANTOR:

(SEAL)

MICHAEL V. MARCHETTI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael V. Marchetti, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Permitted Exceptions

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Rights and claims of parties in possession.

3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

5. Liens, encumbrances, or claims thereof, which are not shown by the public record.

6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

7. Taxes for calendar year 2014 not yet due and payable and subsequent years for Map-Par. 104-02-0-225.00.