SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140008508 DEEDWARRSP
Recvd: 02/05/14 15:52 3 pgs
Fees:18.00 Taxes:12820.50
20140205-0010372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5.2.2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
6th & Ash, LLC	**Michael Moore**	**Map 093-14**
(NAME) **800 6th Avenue South**	(NAME) **111 10th Avenue South, Suite 302**	**Parcels 482, 487, 488, 489, 490, 491 & 492**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LPS REALTY, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6TH & ASH, LLC, A LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete, at the intersection of the southerly right-of-way line of Ash Street, 40 feet in width, and the easterly right-of-way line of 6th Avenue South, 49.5 feet in width, said chiseled "X" being located at Northing: 662,613.03; Easting: 1,739,948.72; on the State Plane Coordinate System;

Thence leaving the easterly right-of-way line of 6th Avenue South, with the southerly right-of-way line of Ash Street, North 62 degrees 22 minutes 14 seconds East, a distance of 212.25 feet to a pk nail set, at the intersection with the westerly right-of-way line of Alley Number 71, 16 feet in width;

Thence leaving the southerly right-of-way line of Ash Street, with the westerly right-of-way line Alley Number 71, South 27 degrees 26 minutes 52 seconds East, a distance of 406.77 feet to a pk nail set, at a corner common with the property of Brandon Wade Wheeler, as of record in Deed Book 10272, Page 628, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley Number 71, with the northerly property line of Brandon Wade Wheeler, South 62 degrees 37 minutes 29 seconds West, a distance of 75.00 feet to an iron rod set;

Thence with the westerly property line of Brandon Wade Wheeler, South 27 degrees 26 minutes 52 seconds East. 80.00 feet to an iron rod set in the northerly right-of-way line of Mulberry Street, 40 feet in width;

Thence with the northerly right-of-way line of Mulberry Street, South 62 degrees 37 minutes 29 seconds West, a distance of 137.25 feet to a chiseled "X", at the intersection with the easterly right-of-way line of 6th Avenue South;

Thence leaving the northerly right-of-way line of Mulberry Street, with the easterly right-of-way line of 6th Avenue South, North 27 degrees 26 minutes 52 seconds West, a distance of 485.83 feet to the POINT OF BEGINNING.

The above description describes the subject property as one tract. Nothing herein shall be construed to merge or eliminate the separate tax parcels, which together, comprise the subject property.

BEING the same property conveyed to LPS Realty, a Tennessee General Partnership by Warranty Deed from Lankford Industries, Inc., a Tennessee corporation a/k/a Lankford Industries, filed for record on April 9, 2012 in Instrument No. 20120409-0029718, Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property, known as 800 6th Ave S, 511 Ash Street, 814 6th Avenue S, 816 6th Avenue S, 818 6th Avenue S, 0 6th Avenue S, and 824 6th Avenue S. Nashville, Tennessee 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Witness my hand this 5th day of February, 2014.

LPS Realty, a Tennessee General Partnership

By: _____
Todd Sanford, Partner

By: _____
Frank Pulliza, Partner

By: _____
David Linzy, Partner

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Frank Pulliza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of LPS Realty, (the "Company") the within named bargainor, a Tennessee General Partnership, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 5th day of February, 2014.

Commission expires:
5.2.2016

_____
Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

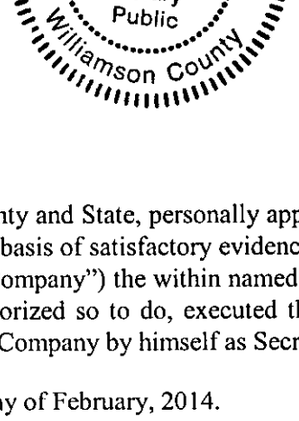
Before me, the undersigned, a notary public in and for said County and State, personally appeared, David Linzy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of LPS Realty, (the "Company") the within named bargainor, a Tennessee General Partnership, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee this 5th day of February, 2014.

Commission expires:

5.2.2016

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Todd Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of LPS Realty, (the "Company") the within named bargainor, a Tennessee General Partnership, and that as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 5th day of February, 2014.

Commission expires:

5.2.2016

Notary Public