This instrument was prepared by:
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Davidson County DEEDWARRSP
Recvd: 02/06/14 12:45 5 pgs
Fees:28.00 Taxes:13042.50
20140206-0010630

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Harmolio LLC 280 Madison Avenue #1007 New York, New York 10016 Attn: Arthur Friedman	[SAME]	093-140-226.00 093-140-230.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Voorhees Investors, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Harmolio LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 700 8th Avenue South and 701 7th Avenue South, Nashville, Tennessee.

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.

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

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,525,000.00.

Affiant

Subscribed and sworn to before me this the 5th day of February, 2014.

Notary Public

My Commission Expires: 6/20/17

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 5th day of February, 2014.

GRANTOR:

VOORHEES INVESTORS, LLC, a
Tennessee limited liability company

By: _____
Name: Robert W. Lowe Jr.
Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Robert W. Lowe, JR., 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, and who further acknowledged that he is the Managing Member of Voorhees Investors, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 5th day of February, 2014.

_____
Notary Public

My Commission Expires:
6/20/17

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee and being further described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 47-58 on the Map of Ewing, Wetmore and others' Addition of record in Book 14, page 202 and 203 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a PK nail set at the intersection of the easterly right-of-way line of Eighth Avenue South, 66 feet in width, and the northerly right-of-way line of Alley Number 196, 10 feet in width;

Thence with the easterly right-of-way line of Eighth Avenue South, North 01° 52' 07'' West, 129.52 feet to a PK nail set at the intersection with the southerly right-of-way line of Fogg Street, 40 feet in width;

Thence with the southerly right-of-way line of Fogg Street, North 88° 02' 24'' East, 399.45 feet to a PK nail set at the intersection with the westerly right-of-way line of Seventh Avenue South;

Thence with the westerly right-of-way line of Seventh Avenue South, South 01° 57' 14'' East, 131.31 feet to a PK nail set on the northerly right-of-way line of Alley Number 196, width varies;

Thence with the northerly right-of-way line of Alley Number 196, South 88° 17' 46'' West. 399.65 feet to the point of beginning; containing 52,108 square feet or 1.196 acres more or less.

Being the same property conveyed to Voorhees Investors, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 201108150062936, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO
SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

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

2. All matters shown on the plat of record in Book 14, Pages 202 and 203, in the Register's Office for Davidson County, Tennessee

3. Restrictive Covenants contained in instrument of record in Book 2489, page 207, (Lot No. 47) and in Book 2489, page 254, (Lot No. 48), in the Register's Office for Davidson County, Tennessee.

4. Subject to Alley Closing No. 160 and any easement(s) retained in Ordinance No. 70-1093, filed in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

5. Easements of record in Instrument No. 201401140003778, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

