BILL GARRETT, Davidson County
Trans:T20140015779 DEEDWARRSP
Recvd: 03/07/14 13:43 8 pgs
Fees:43.00 Taxes:2775.00
20140307-0019438

SPECIAL WARRANTY DEED

TO: 311 Forge, LLC

FROM: George A. Geist and Margaret A. Geist, Trustees, John J. Geist and Mary D. Geist, Trustees, Robert Joseph Geist and Rose Mary Geist

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
311 Forge, LLC 1508 Elm Hill Pike, Suite 100 Nashville, TN 37210	Same	Map 82-13 Parcels 304, 305, 306, 307 309, and 310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $750,000.00

Affiant

Sworn to and subscribed before me, this 6 day of March, 2014.

Notary Public

My Commission Expires: June 21, 2016

STACIE L. BEISHUIZEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
Stacie L. Beishuizen
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George A. Geist and Margaret A. Geist, Trustees, John J. Geist and Mary D. Geist, Trustees, Robert Joseph Geist, and Rose Mary Geist** (hereinafter collectively called the "Seller") by these presents does transfer, sell and convey unto **311 Forge, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 309, 311, and 315 Jefferson Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 6th day of March, 2014.

"SELLER"

George A. Geist and Margaret A. Geist, Trustees of the Geist Family Revocable Living Trust dated April 17, 1996

By: _____
George A. Geist, Trustee

By: _____
Margaret A. Geist, Trustee

John J. Geist and Mary D. Geist, Trustees of the Geist Family Revocable Living Trust dated August 11, 1995

By: _____
John J. Geist, Trustee

By: _____
Mary D. Geist, Trustee

_____
Robert Joseph Geist

_____
Rose Mary Geist

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared George A. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Geist Family Revocable Living Trust dated April 17, 1996, the within named bargainor, and that he as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Margaret A. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Geist Family Revocable Living Trust dated April 17, 1996, the within named bargainor, and that she as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared John J. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Geist Family Revocable Living Trust dated August 11, 1995, the within named bargainor, and that he as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Mary D. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Geist Family Revocable Living Trust dated August 11, 1995, the within named bargainor, and that she as such Trustee of the Trust, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Robert Joseph Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Yvonne Cantrell, a Notary Public in and for the County and State aforesaid, personally appeared Rose Mary Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 6th day of March, 2014.

B. Yvonne Cantrell
Notary Public

My Commission Expires: Jan. 9, 2016

B. YVONNE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
B. Yvonne Cantrell
My Commission Expires
January 9, 2016
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I:

A LOT IN DAVIDSON COUNTY, TENNESSEE, FRONTING 511/2 FEET ON THE SOUTH SIDE OF JEFFERSON STREET, BETWEEN CHERRY AND COLLEGE STREETS, AND RUNNING BACK ABOUT 135 FEET.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 29 IN BLACH AND WHITESIDE'S ADDITION TO NASHVILLE, ON THE SOUTHERLY SIDE OF JEFFERSON STREET, BETWEEN THIRD AND FOURTH AVENUES. BEGINNING AT A POINT THIRTY-FIVE (35) FEET EASTWARDLY FROM THE EASTERLY LINE OF FOURTH AVENUE NORTH, (FORMERLY CHERRY STREET) AND RUNNING SOUTHERLY PARALLEL WITH AND THIRTY-FIVE (35) FEET FROM THE EASTERLY LINE OF FOURTH AVENUE, NORTH, ONE HUNDRED (100) FEET, MORE OR LESS, TO THE NORTHERLY LINE OF A LOT CONVEYED BY N.H. CORBITT TO JOHN H. ALLISON BY DEED OF RECORD IN THE OFFICE OF THE REGISTER OF SAID COUNTY IN BOOK NO. 44, PAGE 457; THENCE EASTWARDLY WITH THE LINE OF SAID LAST MENTIONED LOT THIRTY-FIVE (35) FEET; THENCE NORTHERLY AND PARALLEL WITH THE FIRST LINE ONE HUNDRED (100) FEET, MORE OR LESS, TO THE SOUTH SIDE OF JEFFERSON STREET; AND THENCE WESTERLY AND WITH THE SOUTHERLY SIDE OF JEFFERSON STREET THIRTY FIVE (35) FEET TO POINT OF BEGINNING.

TRACT III:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 IN THE SUBDIVISION OF LOT NO, 29 IN BALCH & WHITESIDE'S ADDITION TO NASHVILLE, TENNESSEE. SAID LOT NO. 4 FRONTS FIFTY AND ONE HALF (50 1/2) FEET ON THE SOUTHERLY SIDE OF JEFFERSON STREET, AND RUNS BACK, PARALLEL WITH COLLEGE STREET, 180 FEET, MORE OR LESS, ON THE EAST LINE, AND 190 FEET, MORE OR LESS, ON THE WEST LINE, TO THE NORTHERLY LINE OF LOT NO. 30 IN SAID BALCH & WHITESIDE'S ADDITION, AND IS 50 FEET WIDE IN THE REAR, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN MINUTE BOOK N, PAGE 324, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE.

TRACT IV:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. TWENTY-NINE (29) IN BALCH & WHITESIDE'S ADDITION TO NASHVILLE, DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF 4TH AVENUE, NORTH, FORMERLY CHERRY STREET, AND JEFFERSON STREET; RUNNING THENCE EASTWARDLY WITH THE SOUTH SIDE OF JEFFERSON STREET 35 FEET, MORE OR LESS, TO THE N.W. CORNER OF A PART

OF SAID LOT NO. 29, CONVEYED TO NICHOLAS H. CORBITT BY DEED OF RECORD IN BOOK NO. 60, PAGE 359, RODCO., TENNESSEE; THENCE SOUTHWARDLY WITH THE WEST LINE OF SAID LOT CONVEYED TO SAID CORBITT, 100 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF PART OF SAID LOT NO. 29 CONVEYED TO LUCY BAN NIZA BY DEED OF RECORD IN BOOK NO. 26, PAGE 424, RODCO., TENNESSEE; THENCE WESTWARDLY WITH THE NORTHERLY LINE OF SAID BANNIZA LOT, 35 FEET, MORE OR LESS, TO 4TH AVENUE, NORTH; THENCE NORTHWARDLY WITH THE EAST MARGIN OF SAID AVENUE 100 FEET, MORE OR LESS, TO THE BEGINNING.

TRACT V:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO, 29 ON THE MAP OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE, AS OF RECORD IN MINUTE BOOK "D", PAGE 734, THE CIRCUIT COURT AT NASHVILLE, AND DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE EAST LINE OF 4TH AVENUE, NORTH AT THE CORNER OF LOTS NOS, 29 AND 30; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 120.5 FEET TO A POINT; THENCE NORTHERLY 40 FEET TO A POINT; THENCE WESTERLY 120.5 FEET TO THE EAST MARGIN OF 4TH AVENUE, NORTH; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 40 FEET TO THE BEGINNING.

TRACTS I THROUGH V BEING PROPERTY CONVEYED TO CATHERINE GEIST, A LIFE ESTATE AND THE REMAINDER INTEREST TO GEORGE A GEIST, ROBERT JOSEPH GEIST, JOHN GEIST, III, AND ROSE MARY GEIST AS TENANTS IN COMMON, UPON THE DEATH OF CATHERINE GEIST, BY WARRANTY DEED DATED JANUARY 2, 1961 AND RECORDED IN BOOK 3179, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CATHERINE GEIST HAVING SINCE DIED ON APRIL 15, 1995, VESTING THE PROPERTY IN GEORGE A. GEIST, ROBERT JOSEPH GEIST, JOHN GEIST III, AND ROSE MARY GEIST, AS TENANTS IN COMMON. THE SAID GEORGE GEIST CONVEYED HIS INTEREST TO GEORGE A. GEIST AND MARGARET A. GEIST, TRUSTEES OF THE GEIST FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 17, 1996 BY QUITCLAIM DEED DATED APRIL 1, 1996 AND RECORDED IN BOOK 10020, PAGE 234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN GEIST III CONVEYED HIS INTEREST IN THE PROPERTY TO JOHN J. GEIST AND MARY D. GEIST, TRUSTEES OF THE GEIST FAMILY REVOCABLE LIVING TRUST DATED APRIL 11, 1995 BY QUITCLAIM DEED DATED MAY 3, 1996 AND RECORDED IN BOOK 10045, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT VI:

BEING PART OF LOT NO. 29 OF BLACK & WHITESIDE ADDITION, AND FRONTING 43 FEET ON THE EAST SIDE OF CHERRY STREET IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND RUNNING BACK 130 1/2 FEET.

TRACT VI BEING THE SAME PROPERTY CONVEYED TO THOMAS L. BOSTIC BY QUITCLAIM DEED FROM GAY LISA LEVINE, TRUSTEE OF RECORD IN BOOK 7308, PAGE 497, DATED MARCH 11, 1984, SAID REGISTER'S OFFICE. FOR FURTHER REFERENCE SEE FINAL DECREE CONFIRMING SALE OF RECORD IN INSTRUMENT NO. 20001130-0117672, SAID REGISTER'S OFFICE. FOR FURTHER REFERENCE SEE ORDER

GRANTING DEFAULT JUDGMENT TO PLAINTIFF ON QUIET TITLE TO PROPERTY VESTING WITH ABSOLUTE AND UNENCUMBERED TO GEIST FAMILY REVOCABLE LIVING TRUST OF RECORD IN INSTRUMENT NO. 20140227-0017061, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2014, a lien due and payable.
2. Subject to Phillip-Jackson Street Redevelopment Plan approved by Ordinance 093-773 and amended by adoption of Ordinance Nos. O99-1762, BL2001-861, BL2005-798 and BL2013-377 (Instrument No. 20130903-0092714, said Register's Office) and BL2013-595.