ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
1510 16th Ave Partners, LLC 1306 Ashwood Avenue Nashville, TN 37212	Map 104-08-0 Parcel 343.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TREADWAY PLACE, LLC,** a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **1510 16TH AVE PARTNERS, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 1510 16th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.

Affiant

Subscribed and sworn to before me this 21st day of March, 2014.

Notary Public
My Commission Expires: 11-3-2015

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20140019449 DEEDWARRSP
Recvd: 03/24/14 12:21 4 pgs
Fees:23.00 Taxes:2312.50
20140324-0023901

7/3365768.1

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 21st day of March, 2014.

GRANTOR:

TREADWAY PLACE, LLC

By: Charles Treadway
Its: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Theresa Hostetler a Notary Public in and for the State and County aforesaid, personally appeared Charles Treadway, 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 Authorized Representative of Treadway Place, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Representative, being duly 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 such Authorized Representative.

WITNESS my hand and seal at office in Davidson County, Tennessee, this the 21st day of March, 2014.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Theresa Hostetler
Notary Public

My Commission Expires: 11-3-2015

Exhibit A
Property

Land in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 41 in O.B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County, Tennessee, described as follows:

Beginning on the easterly margin of 16th Avenue South, formerly Belmont Avenue as widened, at a point 275 feet south of the southerly margin of Horton Avenue, being the south west corner of the property conveyed to Neelie Richardson Notgrass and husband by deed from C.D. Hyde and wife, of record in Book 615, page 4, said Register's Office; thence with the said Notgrass southerly line, eastwardly 144 feet, more or less, to the westerly margin of an alley; thence with the said alley, southwardly 55 feet; thence westwardly 144 feet, more or less, to the easterly margin of 16th Avenue South; thence with the same, northwardly 55 feet to the beginning.

SUCH PROPERTY BEING THE SAME AS:

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

Beginning at an existing concrete monument on the easterly right-of-way line of Sixteenth Avenue South, 70 feet in width, at a corner common with Lot 1 Jennings Property of record in Plat Book 5210, Page 129 at the Register's office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Sixteenth Avenue South, North 10 degrees 11 minutes 30 seconds East, 56.52 feet to a chiseled "X" in a concrete drive at a corner common with the property conveyed to June McHugh and Thomas L. Gould of record in Instrument Number 20030318-0035841;

Thence leaving the easterly right-of-way line of Sixteenth Avenue South with the southerly property line of McHugh and Gould, South 80 degrees 26 minutes 56 seconds East, 144.50 feet to an iron rod set on the westerly right-of way line of Alley Number 438, 16.5 feet in width (field measured);

Thence with the westerly right-of-way line of Alley Number 438, South 09 degrees 47 minutes 20 seconds West, 58.03 feet to an existing iron rod at a corner common with said Lot 1 Jennings Property;

Thence leaving the westerly right-of-way line of Alley Number 438 with the northerly lot line of said Lot 1, North 79 degrees 50 minutes 48 seconds West, 144.90 feet to the point of beginning; containing 8,287 square feet or 0.190 acres more or less.

The foregoing description was taken from a survey dated January 12, 2007, revised January 23, 2007, prepared by R. Scot Cherry, Registered Land Surveyor No. 1512, whose address is Cherry Land Surveying, 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to TREADWAY PLACE, LLC, by deed from ROBERT J. BLAYLOCK, of record in Instrument No. 20070308-0029099, dated March 8, 2007, said Register's Office.

Exhibit B
Permitted Encumbrances

1. Ad valorem property taxes for the year 2014, a lien, not yet due and payable, and subsequent years.

2. The following matters as shown on Survey No. 214019, prepared by Donlon Land Surveying, LLC, dated February 12, 2014:

   a. All utility lines not located in a recorded easement