BILL GARRETT, Davidson County
Trans:T20140027929 DEEDWARRSP
Recvd: 04/24/14 10:11 5 pgs
Fees:28.00 Taxes:3237.50
20140424-0034425

This instrument prepared by and after recording return to:

Thompson Burton PLLC
Seven Corporate Centre
840 Crescent Centre Drive, Suite 260
Franklin, TN 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number:
The 120 30th Avenue Building LLC 3100 West End Avenue, Ste 225 Nashville, Tennessee 37203	The 120 30th Avenue Building LLC 3100 West End Avenue, Ste 225 Nashville, Tennessee 37203	Tax Map 104-02, Parcel 320

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DB PARTNERS NASHVILLE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **THE 120 30TH AVENUE BUILDING LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

BEING the same property conveyed to DB Partners Nashville, LLC pursuant to Instrument recorded as Instrument No. 200606160071731, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever, subject to the Permitted Exceptions, as defined below.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THAT (I) GRANTEE HAS FULLY EXAMINED AND INSPECTED THE PROPERTY AND TAKES THE PROPERTY IN ITS EXISTING CONDITION; (II) THE PROPERTY IS ACCEPTED BY GRANTEE IN ITS "AS IS WHERE IS" CONDITION, "WITH ALL FAULTS," AND (III) GRANTOR HAS NOT MADE, AND GRANTEE HAS NOT RELIED UPON, ANY WARRANTY OR REPRESENTATION AS TO THE CONDITION OF THE PROPERTY, ITS COMPLIANCE WITH APPLICABLE FEDERAL, STATE OR LOCAL GOVERNMENTAL LAWS

OR REGULATIONS, OR ITS FITNESS OR SUITABILITY FOR GRANTEE'S INTENDED USE, AND GRANTOR SHALL HAVE NO LIABILITY TO GRANTEE FOR THE CONDITION OF THE PROPERTY FROM AND AFTER THE DATE OF THIS DEED.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters listed in **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming by, through or under Grantor, but no further or otherwise.

[*Signatures Commence on Following Page*]

Witness my hand this 21st day of April, 2014.

GRANTOR:

DB PARTNERS NASHVILLE, LLC,
a Tennessee limited liability company

By: DB Partners, LLC,
a Tennessee limited liability company,
its sole member

By: _____
Name: David Dye
Its: Manager

STATE OF ALABAMA

COUNTY OF Baldwin

Personally appeared before me, Notary Public of said County, David Dye, 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 Manager of DB Partners, LLC, a Tennessee limited liability company, the sole member of DP Partners Nashville, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 23 day of April, 2014.

MY COMMISSION EXPIRES
NOVEMBER 10, 2015

Notary Public

My Commission Expires: _____

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The affiant swears or affirms that the actual consideration or value of this transaction for recording tax purposes is $ 875,000.00.

Subscribed and sworn to before me this 23rd day of April, 2014.

My Commission expires: 8/23/2016

Affiant: Sanya L. Augost
Title: Closer

Notary Public

EXHIBIT "A"

Legal Description of Land

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Euclid Subdivision of a part of Lots 42 and 43, Boyd Cockrill Spring Tract, as shown on plat of record in Plat Book 421, Page 86, in the Register's Office for Davidson County, Tennessee, to which plat reference is herbey made for a more particular description.

Being the same property conveyed to DB Partners Nashville, LLC in Instrument No. 200606160071731, aforesaid records.

Tax Parcel: Tax Map 104-02, Parcel 320

Address: 120 30th Avenue, Nashville, Tennessee 37203-1655

EXHIBIT "B"

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Land.

2. Easements, or claims of easements, not shown by the public records.

3. Ad valorem real property taxes for the year 2014 and beyond, a lien not yet due and payable.

4. All matters of record, including without limitation all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), easements, utility easements and right of ways.