Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
SEV 8TH AND DIVISION, LLC c/o Southeast Venture, LLC 4011 Armory Oaks Drive Nashville, TN 37204	093-14-241 093-14-575	Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, AWC PARTNERS, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to SEV 8TH AND DIVISION, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's 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 reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties.

2. Rights and claims of parties in possession.

BILL GARRETT, Davidson County
Trans:T20140041456 DEEDWARRSP
Recvd: 06/12/14 09:58 4 pgs
Fees:23.00 Taxes:15725.00
20140612-0051191

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,250,000

Affiant

Subscribed and sworn to before me this 11th day of June, 2014.

Notary Public
My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

7/3421903.1

3. Matters shown on the Plan of record in Book 9700, page 79, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease of record as Instrument No. 20060518-0058335, said Register's Office. (Tract No. I)

5. Subordination, Non-Disturbance and Attornment Agreement of record as Instrument No. 20060518-0058336, said Register's Office. (Tract No. I)

6. Waiver of Restrictions of record in Book 10937, page 258, said Register's Office. (Tract No. II)

This is improved property, known as 714 8th Avenue South and 710 Division Street South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's (heirs) (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 further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of June, 2014.

AWC PARTNERS, a Tennessee general partnership

By: J Blount

Title: managing partner

STATE OF North Carolina

COUNTY OF Wake

Personally appeared before me, Jeffrey A. Russell, Notary Public, J. Blount Williams, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of AWC Partners, a Tennessee general partnership, and is authorized to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 9TH day of June, 2014.

Jeffrey A. Russell

Notary Public

My Commission Expires: March 23, 2019

JEFFREY A. RUSSELL NOTARY PUBLIC WAKE COUNTY, NC

EXHIBIT A

Legal Description

TRACT NO. I

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled J.H. Pittenger, Jr., of record in Book 9700, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AWC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from HONI LOGIUDILE AND FRANCES LOGIUDILE, of record as Instrument No. 20061107-0138469, dated October 26, 2006, said Register's Office.

TRACT NO. II

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled J.H. Pittenger, Jr., of record in Book 9700, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AWC PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from J. BLOUNT WILLIAMS, of record as Instrument No. 20061107-0138468, dated October 25, 2006, said Register's Office.