BILL GARRETT, Davidson County
Trans:T20140046540 DEEDWARRSP
Recvd: 06/30/14 15:43 5 pgs
Fees:28.00 Taxes:1757.50
20140630-0057368

THIS INSTRUMENT PREPARED BY:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
Premier Parking of Tennessee, LLC 421 Church Street Nashville, Tennessee 37219	Same	08213036000

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 considerations, the receipt of which is hereby acknowledged, **GERTH FAMILY PARTNERSHIP**, a Tennessee general partnership (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **PREMIER PARKING OF TENNESSEE, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property known as 936 3rd Avenue North located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30TH day of June, 2014.

GERTH FAMILY PARTNERSHIP, a
Tennessee general partnership

By: V.W. Gerth

Title: General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, of the State and County aforesaid, personally appeared V.W. Gerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be a partner of GERTH FAMILY PARTNERSHIP, the within named bargainor, a partnership, and that ___ as such partner, executed the foregoing instrument for the purpose herein contained, by signing the name of the partnership by his self as partner.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 30th day of June, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

11970306.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2014.

Notary Public

My Commission Expires: 7/6/15

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

EXHIBIT A

Being Lots Nos. 5 and 6 in the subdivision of the Ruth H. Scott's heirs part of lot 26 in the Balch and Whiteside's Addition to Nashville, a Plan of which sub-division is of record in Minute Book Q, Page 60, County Court for Davidson County, Tennessee. Said Lots Nos. 5 and 6 together front 68 feet and 8 inches on the Easterly side of Third Avenue North, formerly College Street, and run back between parallel lines 144-1/2 feet to a dead line.

Being the same property conveyed by Deed from Vernon W. Gerth to Vernon W. Gerth and Eunice W. Gerth as recorded on the 20th day of November, 1952 in Deed Book 2101, Page 460; Warranty Deed from Albert L. Gerth, Jr. and wife Mildred Francis Gerth and Ruth F. Gerth to Vernon W. Gerth and wife Eunice W. Gerth as recorded on the 4th day of December, 1952 in Deed Book 2102, Page 570; Quitclaim Deed from Eunice Wilson Gerth to Vernon William Gerth, Jr., Samuel E. Gerth, John Wilson Gerth and David J. B. Gerth, Sr., as tenants-in-common as recorded on the 27th day of June, 1991 in Deed Book 8384, Page 779 and Quitclaim Deed from Vernon William Gerth, Jr., Samuel E. Gerth, John Wilson Gerth and David J. B. Gerth, Sr. to Gerth Family Partnership, a Tennessee general partnership as recorded on the 27th day of June, 1991 in Deed Book 8384, Page 781, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

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

2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130, Register's Office for Davidson County, Tennessee, as amended in Book 11625, Page 280 and Instrument No. 20020425-0051069, as affected by Amendment No. 1 to Ordinance No. BL2013-377 recorded at Instrument No. 20130903-0092714 and further affected by Ordinance No. BL2005-798 recorded at Instrument No. 20130903-0092717, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Agreement for Dedication of Easement as set forth in instrument recorded in Book 11030, Page 793, said Register's Office.