BILL GARRETT, Davidson County
Trans:T20140049795 DEEDWARR
Recvd: 07/11/14 16:00 4 pgs
Fees:23.00 Taxes:3145.00
20140711-0061465

PREPARED BY AND RETURN TO:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 217 Joint Venture, a Tennessee joint venture consisting of George E. Barrett, Douglas S. Johnston and D. Scott Parsley ("Grantor"), does hereby sell, transfer and convey unto 217 Creative, LLC, a Tennessee limited liability company ("Grantee"), the following described real estate (the "Property"):

Land in Davidson County, Tennessee, described as follows: Being part of Lot No. 26 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the westerly margin of Second Avenue, North, as widened, formerly Market Street, at a point 30 feet South of the southerly margin of Bank Alley; thence with the westerly margin of said Avenue, southwardly 26 feet, more or less, to the center of a party wall, the northeast corner of the property conveyed to W. M. Lellyett, et al., by Deed from the Penn Mutual Life Insurance Company, of record in Book 1081, Page 131, in the Register's Office of Davidson County, Tennessee; thence with the center of said party wall and the northerly line of said Lellyett property; westerly 105 feet, more or less, to the easterly margin of an alley; thence with the said alley, northwardly 26 feet, more or less, to a point 30 feet South of the southerly margin of Bank Alley; thence Eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to 217 Joint Venture by Warranty Deed of record in Book 11597, Page 240, in the Register's Office for Davidson County, Tennessee.

Grantee Address:	Send Tax Bills to:	Map Parcel No.
217 Creative, LLC 1625 Broadway, Suite 500 Nashville, TN 37203	Same	093 02 3 178.00

LAW OFFICES
GRANT, KONVALINKA
& HARRISON, P.C.
NINTH FLOOR
REPUBLIC CENTRE
633 CHESTNUT STREET
CHATTANOOGA, TN 37450

SUBJECT TO Party Wall Agreement recorded in Book 5303, Page 430, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO rights and conditions concerning Party Wall as stated in Deed recorded in Book 5052, Page 991, in the Register's Office of Davidson County, Tennessee.

Subject to taxes for the year 2014 and subsequent years and any taxes or special assessments which are not shown as existing liens by the public records, including any increase in assessment resulting from improvements constructed on the property.

Taxes for the year 2014 are prorated between Grantor and Grantee.

The legal description herein is the same as contained in the prior recorded deed.

TO HAVE AND TO HOLD said real estate unto Grantee, its successors and assigns, in fee simple forever.

Grantor for itself and its successors and/or assigns, covenants, warrants and represents to and with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that it has full right and lawful authority to sell and convey the same, that it has not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that it will forever warrant and defend the title to the said real estate against all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed this 30th day of June, 2014.

217 Joint Venture, a Tennessee joint venture

By: _____

Title: Member

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STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, a Notary Public of the State and County aforesaid, personally appeared George E. Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of 217 Joint Venture, a Tennessee joint venture, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and seal, this 24th day of June, 2014.

Bettye Alexander-Tansey
Notary Public

My commission expires:

4-7-15

BETTYE ALEXANDER-TANSEY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

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STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 850,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy S. Anderson
Affiant-Grantee

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

Bettye Alexander-Tansey
Notary Public

My commission expires:

4-7-15

BETTYE ALEXANDER-TANSEY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

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