BILL GARRETT, Davidson County
Trans:T20140049881 DEEDWARR
Recvd: 07/14/14 09:04 3 pgs
Fees:18.00 Taxes:3984.90
20140714-0061549

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,077,000.00.

Subscribed and sworn to before me, this the 10th day of July, 2014.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Angry Husk Holdings, LLC 115 2nd Avenue North Nashville, Tennessee 37201	093-06-2-050.00	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **CSC PROPERTIES, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **ANGRY HUSK HOLDINGS, LLC, a Tennessee limited liability company** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the original plan of Nashville, not of record, described as follows:

BEGINNING on the westerly side of Second Avenue North, formerly Market Street, as widened about 158 feet northerly from the northerly margin of Broad Street being the northeast corner of the Brisbo Lot; thence with the northerly line of Brisbo Lot westwardly 36 feet, more or less; thence southwardly 8 feet; thence westwardly with the partition wall 59 feet, more or less, to the easterly margin of an alley; thence with easterly margin of said alley northwardly 37 feet; thence eastwardly 85 feet, more or less, to the westerly margin of said Second Avenue North; thence with the westerly margin of said Avenue southwardly 29 feet to the beginning.

Being the same property conveyed to CSC Properties, a Tennessee general partnership by Special Warranty Deed from Metropolitan Federal Savings and Loan Association, dated November 17, 1989, recorded November 17, 1989, of record in Book 7986, page 670, Register's Office for Davidson County,

Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for the year 2014 and thereafter, a lien, but not yet due and payable.

(2) All matters appearing on the Original Plan of Nashville, not of record

(3) Tennessee Conservation Easement of record in Book 5985, page 29, as re-recorded in Book 5986, page 345, Register's Office for Davidson County, Tennessee

(4) Historical Preservation Overlay of record in Metro Ordinance No. BL-096-591, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee

(5) Adult Entertainment Overlay of record in Metro Ordinance No. BL-096-555, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee

(6) Urban Zoning Overlay of record in Metro Ordinance No. BL-2007-1426, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee

This is improved property located at: 115 2nd Avenue North, Nashville, TN 37201.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

[Signature to follow on the next page.]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 10th day of July, 2014.

GRANTOR:

CSC PROPERTIES,
a Tennessee general partnership

Peter Curry, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, of the said county and state, Peter Curry, 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 Partner (or other person authorized to execute the instrument) of the CSC PROPERTIES, a Tennessee general partnership, the within named bargainor, and that he as such authorized Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership as its authorized Partner.

WITNESS my hand, at office, this 10th day of July, 2014.

Notary Public

My commission expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017