THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25803-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
14th Avenue North, LLC	New Owner	092-04-0/372-00
805 14th Avenue North		092-04-0/321-00
Nashville, Tennessee 37203		092-04-0/320-00
		092-04-0/319-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CRI, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **14TH AVENUE NORTH, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of August, 2014.

CRI, LLC, a Tennessee limited liability company

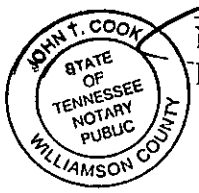
By: _____
Name: Steve Ollech
Its: Managing Member

BILL GARRETT, Davidson County
Trans:T20140062863 DEEDUARR
Recvd: 08/25/14 13:41 5 pgs
Fees:28.00 Taxes:3274.50
20140825-0077363

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **STEVE OLLECH**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of CRI, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

WITNESS my hand, at office this 21st day of August, 2014.



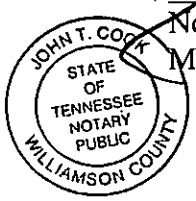
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

, Member
Affiant

Subscribed and sworn to before me this
21st day of August, 2014.



Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

Parcel 319, 320 & 321

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 2, 3, 4 and part of Lot 1 of the Barge Carter & Hereford Lots, as of record in Plan Book 1, Page 47, at the Chancery Court of Nashville and Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of CSX Transportation Railroad and the westerly right-of-way line of 14th Avenue North, 49.5 feet in width;

Thence leaving the westerly right-of-way line of 14th Avenue North, with the northerly right-of-way line of CSX Transportation Railroad, South 60 deg 04 min 37 sec West, 100.00 feet to an iron rod set;

Thence South 29 deg 59 min 53 sec East, 20.10 feet to an existing iron rod;

Thence South 60 deg 04 min 37 sec West, 300.00 feet to an existing iron rod, at a corner common with the property of Victor C. Smith, Jr. & Alberta S. Smith, as of record in Deed Book 9653, Page 685, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly property line of Victor C. Smith, Jr. & Alberta S. Smith, North 29 deg 59 min 53 sec West, 199.40 feet to an iron rod set in the southerly property line of Robert L. Link, as of record in Deed Book 7490, Page 553, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Robert L. Link, North 60 deg 04 min 37 sec East, 400.00 feet to an iron rod set in the westerly right-of-way line of 14th Avenue North;

Thence with the westerly right-of-way line of 14th Avenue North, South 29 deg 59 min 53 sec East, 179.30 feet to the POINT OF BEGINNING. Containing 77,750 square feet or 1.785 acres more or less.

BEING the same property conveyed to CRI, LLC, a Tennessee limited liability company, by Warranty Deed dated February 5, 1997 from Todd Real Estate and Investment Company, a Missouri general partnership, of record in Book 10341, Page 504, Register's Office for Davidson County, Tennessee.

Parcel 372

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Replating of the Phillips & Buttorff Corp. Property, as of record in Plat

Book 5200, Page 169, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the easterly right-of-way line of 14th Avenue North, at a corner common with the property of Lot 1 of the said Replating of the Phillips & Buttorff Corp. Property, also being the property of Nashville Tent & Awning Co., Inc. as of record in Deed Book 6751, Page 930, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of 14th Avenue North, with the southerly property line of said Lot 1, North 48 deg 10 min 00 sec East, 135.34 feet to an existing iron rod;

Thence North 60 deg 06 min 30 sec East, 287.25 feet to an existing iron rod, at a corner common with the Reserve Parcel "A" of the said Replating of the Phillips & Buttorff Corp. Property, also being the property of Equitable Trust Company, as of record in Instrument Number: 20080506-0046806, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Reserve Parcel "A", South 30 deg 15 min 30 sec East, 117.31 feet to an existing pk nail;

Thence with the northerly property line of said Reserve Parcel "A", South 59 deg 44 min 30 sec West, 419.82 feet to an existing iron rod in the easterly right-of-way line of 14th Avenue North;

Thence with the easterly right-of-way line of 14th Avenue North, North 30 deg 16 min 00 sec West, 91.99 feet to the POINT OF BEGINNING. Containing 47,956 square feet or 1.101 acres more or less.

BEING the same property conveyed to CRI, LLC, a Tennessee limited liability company, by Warranty Deed dated January 30, 2004 from Affordable Housing Resources, Inc., a Tennessee corporation, of record in Instrument No. 20040130-0012063, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 5200, Page 169, Register's Office for Davidson County, Tennessee. (Tract 1).

3. Subject to the Illinois Central Railroad Company right-of-way located on said lot. (Tract 1).

4. Matters shown on the ALTA/ACSM Land Title Survey of the property, prepared by Cherry Land Surveying, Inc., dated March 28, 2014.

5. All matters shown on the Plan of record in Plan Book 1, Page 47, Register's Office for Davidson County, Tennessee. (Tract 2).

6. Easement and Agreement to The Nashville, Chattanooga and St. Louis Railway, of record in Book 881, Page 373, Register's Office for Davidson County, Tennessee. (Tract 2).

7. Title to that portion of the premises embraced within the bounds of the Chartered Railroad right-of-way. (Tract 2).

8. Alley closure, easements retained, of record in Metro Ordinance No. 45-241, Davidson County Clerk's Office. (Tract 2).