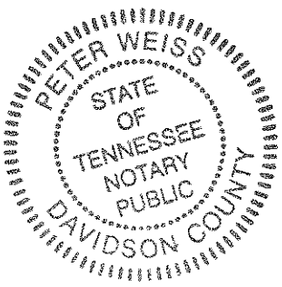
14-08-013

WARRANTY DEED	State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd. Day of September, 2014. Notary Public My Commission Expires: 7/2/2018 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301,
Nashville, Tennessee 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCELNUMBER
HS Partners, G.P. **a Tennessee General Partnership**	"NEW OWNER"	**Map: 082-14-0** **Parcel Nos. 048.00, 049.00 & 052.00**
(NAME) **618 Church Street**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37219**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TBA Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **HS Partners, G.P., a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more fully described on and attached hereto as, Exhibit "A" .

Being the same property conveyed to TBA Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Grand Avenue Limousine, LLC, a Tennessee limited liability company, of record in Instrument No. 20130214-0015365, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered and further covenants and bind itself , its, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all zoning regulations, building restrictions, the plan of record, if any, and any and all easements and/or rights-of-way and other matters of record, which may be applicable the subject property.

Being real property located at 195 North First Street and 116 & 118 Oldham Street, Nashville, Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 09/04/14 14:12 4 pgs
Fees:23.00 Taxes:3515.00
20140904-0081095

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd.Day of September, 2014.

TBA Investments, LLC,
a Tennessee limited liability company

By: _____
Carl T. Haley, Jr., Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member of TBA Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said limited liability company by himself as, Sole Member.

Witness my hand and official seal at Nashville, Tennessee, this 3rd Day of September, 2014.

_____
Notary Public

My commission expires: 7/2/2018



EXHIBIT "A"

TRACT I:
BEING the western part of Lot No. D in Barrow's and Shelby's Addition of Edgefield, see Plan Book 14, Page 238, Register's Office for Davidson County, Tennessee. SAID westerly part of Lot No. D fronts thirty-three and one-third (33 1/3) feet on the South side of Oldham Street, running back between parallel lines one hundred fifty (150) feet, more or less to a fifteen (15) foot alley.

TRACT II:
BEING the easterly sixteen and two-thirds (16 2/3) feet of Lot D and the westerly sixteen and two-thirds (16 2/3) feet of Lot E in Barrow's and Shelby's Addition to Edgefield as of record in Book 14, Page 238, said Register's Office.

SAID part of Lots Nos. D and E front together 33-1/3 feet on the South side of Oldham Street, and run back between parallel lines 150 feet to an alley.

TRACT III:
BEING the easterly thirty three and one-third (33 1/3) feet on the South side of Lot E of Barrow and Shelby's Addition to Edgefield, now East Nashville, of record in Book 14, Page 238, said Register's Office. SAID part of Lot E fronts thirty three and one-third (33 1/3) feet on the southerly side of Oldham Street and runs back between parallel lines with the westerly side of Oldham Street and runs back between parallel line with the westerly line of Lot F one hundred fifty (150) feet to an alley.

TRACT IV:
LAND in Davidson County, Tennessee, being Lots A, B, C, and part of Lots D, N, O, & P on the Barrow's and Shelby's Plan of record in Book 14, Page 238, Register's Office for Davidson County, Tennessee, described as follows, including the alleys that were closed by Metro Council Bill No. 59-79:

BEGINNING at a point in the East line of North 1st Street, formerly White Creek Pike, said point being 81 feet northwesterly in the right angles from a point in the center line of the North Bound Main Trace of the Louisville Division of the Railroad of the Grantors opposite valuation station 2372-17.32 which 1335.68 feet measured northeastwardly along the center line of the North Bound Main Track from the Mile Post 185 from Louisville, Kentucky; thence in a northeasterly direction 81 feet northwestwardly from and parallel to said center line of North Bound Main Track a distance of 264.13 feet to a point in the property line between the Grantor and Thomas McGrath; thence in a westerly direction forming an interior angle 31 degrees 44' and along said property line a distance of 36.58 feet to a point in the property line between the Grantor and Thomas McGrath; thence in a northerly direction along said property line a distance of 150 feet to a point in the South line of Oldham Street 262 feet to the intersection of the South line of Oldham Street with the East line of North 1st Street; thence in a southerly direction along the East line of North 1st Street forming an angle of 75 degrees 50' with the South line of Oldham Street a distance of 297.78 feet to the point of BEGINNING.

TRACT V:
BEING the front or northerly part of Lot F on Barrow and Shelby's Plan of Lots in Northeast Nashville, formerly Edgefield, as of record in Book 14, Page 238, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the southerly margin of Oldham Street at the corner of Lots E and F on said plan; thence southerly with the line between said two Lots, 141 feet, more or less, to the northerly line of the right-of-way of the Louisville and Nashville Railroad; thence with said line northeasterly fifty six and one-third (56 1/3) feet, more or less, to the line between Lots F and G; thence with said line, northerly one hundred fifteen (115) feet, more or less, to the southerly margin of Oldham Street; thence with the southerly margin of said street, westerly ninety (90) feet, more or less, to the point of beginning.

TRACT VI:
BEGINNING at the Northeast corner of Parcel 48 as described by Deed recorded in Deed Book 4896, Page 63, Register's Office for Davidson County, Tennessee, said point located in the South right-of-way line of Oldham Street (a 60.4 feet wide right-of-way); thence proceed South 83 degrees 18' 00" East along said South right-of-way line of Oldham Street, a distance of 190.39 feet to an iron rod; thence proceed South 64 degrees 49' 00" West along a line 32.85 feet from and parallel with the centerline of the existing Southbound Main Track, a distance of 222.86 feet to an iron rod at the

Southeast corner of said parcel 48; thence proceed North 06 degrees 08' 00" East along the east line of said parcel 48, a distance of 117.73 feet to the point of BEGINNING and iron rod.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON