This Instrument Prepared By:
R. Mark Donnell, Jr., Esq.
Frost Brown Todd LLC
150 Third Avenue South, Suite 1900
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20140074281 DEEDWARRSP
Recvd: 10/02/14 12:45 6 pgs
Fees:33.00 Taxes:12950.00
20141002-0091098

SPECIAL WARRANTY DEED

FROM: 10th and Lea Real Estate, Grantor

TO: Eagle 1, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Eagle 1, LLC 209 10th Avenue South Suite 432 Nashville, Tennessee 37203-0782	Same	093 10 0 036.00 and 093 10 0 045.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is THREE MILLION FIVE HUNDRED THOUSAND DOLLARS ($3,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of September, 2014.

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

Notary Public
My Commission Expires: 3-7-2017

FOR AND IN CONSIDERATION OF the sum THREE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($3,500,000.00), the receipt and sufficiency of which

are hereby acknowledged, 10th and Lea Real Estate, LLC ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Eagle 1, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 818 Palmer Place and 813 Lea Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 30th day of September, 2014.

GRANTOR:

10th and Lea Real Estate, LLC, a Tennessee limited liability company

By: _____

Print Name: Keith Maune

Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared KEITH MAUNE, with whom I am personally acquainted, and who upon oath acknowledged himself to be Member of 10TH AND LEA REAL ESTATE, LLC, the within named Grantor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as Member.

WITNESS my hand and official seal at office this 30th day of September, 2014.

_____
NOTARY PUBLIC

My Commission Expires:

March 7, 2017

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

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1: (813 Lea Avenue, Parcel 045)

LAND in Davidson County, Tennessee, being the westerly 40 feet of Block "B" on the Plan of Palmer Place, as of record in Book 57, Page 117, Register's Office for Davidson County, Tennessee, said part of Block "B" fronts 40 feet on the southerly side of Lea Avenue and runs back between parallel lines, with the easterly margin of an alley, 80 feet to an alley in the rear.

TOGETHER with such portions of the former right-of-ways of those alleys which adjoin said property and which would have become an appurtenance to said property as a result of the abandonment and closing of the same by Metro Council Bill No. 081-746.

TRACT 2: (815 Lea Avenue, Together with Tract 3, Parcel 036)

LAND in Davidson County, Tennessee, being part of Lot "C" on the Map of Palmer Place, as of record in Book 57, Page 117, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Palmer Place at the southwest corner of part of Lot "C", conveyed J.K. Winters by deed from John P. Harris, Sr., et al, as of record in Book 939, Page 697, said Register's Office: hence with Winter's westerly line, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 40 feet, to the easterly margin of another alley; thence with said last mentioned alley, southwardly 80 feet to the northerly margin of Palmer Place; thence with the margin of the same, eastwardly 39.3 feet to the beginning.

TOGETHER with such portions of the former right- of-ways of those alleys which adjoin said property and which would have become an appurtenance to said property as a result of the abandonment and closing of the same by Metro Council Bill No. 081-746.

TRACT 3: (815 Lea Avenue, Together with Tract 3, Parcel 036)

LAND in Davidson County, Tennessee, being all of Block "A" on the Plan of Palmer Place of record in Book 57, Page 117 Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Block "A" begins at a point in the northerly margin of Palmer Place at the northwest intersection of the same and the second alley west of 8th Avenue South, said point being 406 feet, more or less, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of said alley northerly 171 feet to the southwesterly intersection of said alley with Lea Avenue which point is 405 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of Lea Avenue westerly 200 feet to the intersection of Lea Avenue and

Palmer Place; thence with the northerly margin of Palmer Place 286 feet to the point of beginning.

TOGETHER with such portions of the former right-of-ways of those alleys which adjoin said property and which would have become an appurtenance to said property as a result of the abandonment and closing of the same by Metro Council Bill Mo. 081-746.

Being the same property conveyed to 10th and Lea Real Estate, LLC, a Tennessee limited liability company by deed from John L. Millican, III, Trustee for the Thomas Ward Boner Testamentary Trust dated June 12, 2009, recorded on June 15, 2009, of record at Instrument Number 20090615-0055092, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1 All matters as reflected in that ALTA/ACSAM Land Title Survey by Donlon Land Surveying, LLC (615- 673-9116 donlonsurveyllc@bellsouth.net) dated as of June 17, 2014, Timothy Mark Donlon, surveyor Tenn. Registered Surveyor's No. 2297.

2 Rights and claims of parties in possession.

1.) Advanced Network Solutions (DE), LLC d/b/a Advanced Network Solutions

2.) Salsa Puerto Rican and Latin Cuisine, PLLC

3 General or special real estate taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 093-10-0-036.00 and 093-10-0-045.00, a lien not yet due and payable.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

4 Matters shown on the Plan of record in Book 57, Page 117, said Register's Office.

5 Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in (i) that unrecorded lease from 10th and Lea Real Estate, LLC, a Tennessee limited liability company to Advanced Network Solutions, LLC, a Tennessee limited liability company dated January 11, 2013 and (ii) that unrecorded lease from 10th and Lea Real Estate, LLC, a Tennessee limited liability company to Salsa Puerto Rican Latin Cuisine dated July 10th, 2012, each as may be amended and or restated from time to time.

6 All present and future zoning, building, environmental and other laws, ordinances, codes, restrictions and regulations of all governmental authorities having jurisdiction with respect to eh Property, including, without limitation, landmark designations and all zoning variances and special exceptions, if any.

7 Easements for the installation or maintenance of public utilities serving only the Property.

8 Any lien or encumbrance arising out of the acts or omissions of Grantee.