Davidson County	DEEDWARRSP
Recvd: 10/06/14 07:51	5 pgs
Fees:28.00 Taxes:5735.00	
20141006-0092051	

This instrument was prepared by:
Kelly L. Worman
Nelson Mullins Riley & Scarborough, LLP
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Harmolio LLC 280 Madison Avenue #1007 New York, New York 10016 Attn: Arthur Friedman	[SAME]	09314022200 09314022300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, June Sanders Roy, Trustee under Agreement dated September 21, 2000, of the June Sanders Roy Revocable Living Trust, as to an undivided fifty percent (50%) interest as tenant in common, and Harry Roy Sanders, Jr., as to an undivided fifty percent (50%) interest as tenant in common (collectively, "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Harmolio LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 606 8th Avenue South and 618 8th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same.

Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,550,000.00.

Affiant

Subscribed and sworn to before me this the 3rd day of October, 2014.

Notary Public

My Commission Expires: 6/20/2017

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantors have caused this Special Warranty Deed to be executed as of the 2nd day of October, 2014.

GRANTORS:

June Sanders Roy, Trustee under Agreement dated September 21, 2000, of the June Sanders Roy Revocable Living Trust

Harry Roy Sanders, Jr.

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, June Sanders Roy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee under Agreement dated September 21, 2000, of the June Sanders Roy Revocable Living Trust (the "Trust"), and is authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand and seal at office this 1st day of October, 2014.

Notary Public

My Commission Expires:

1/29/2017

CAROL K. SWENSEN
MY COMMISSION # EE869971
EXPIRES January 29 2017
(407) 398-0153 FloridaNotaryService.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Harry Roy Sanders, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of October, 2014.

Notary Public

My Commission Expires:

9/10/18

JOHN M. BAIRD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/10/18

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Ewing Wetmore and Others Addition to South Nashville, a plan of which is of record in Book 14, pages 202 and 203, Register's Office for said County.

Said Lot No. 1 fronts 32 ½ feet on the easterly side of 8th Avenue South and runs back between parallel lines with the southerly margin of an alley 130 feet to an alley in the rear.

Being the same property conveyed to Harry Roy Sanders (½ undivided interest) and Clayton E. Glasgow and wife, Amelia Glasgow, (½ undivided interest) by Deed of record in Book 2540, page 89, Register's Office for Davidson County, Tennessee. Harry Roy Sanders subsequently conveyed his interest to Harry Roy Sanders, Jr and June Sanders Roy by Deed of record in Book 3926, page 296 and Clayton E. Glasgow and wife, Amelia D. Glasgow, conveyed their interest to Harry Roy Sanders, Jr. and June Sanders Roy by Deed of record in Book 3926, page 298, said Register's Office. June Sanders Roy conveyed her interest to June Sanders Roy, Trustee under agreement dated September 21, 2000 of the June Sanders Roy Revocable Living Trust by deed of record in Instrument No. 200012040118394, Register's for Davidson County, Tennessee.

Tract II:

A lot or parcel of land in the City of Nashville, being marked 93 on the map of O. Ewing's Addition, as of record in Book 21, page 54, Register's Office for said county, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, October 17, 1944, as follows: Beginning on the easterly margin of 8th Avenue South, formerly Spruce Street, as widened, at a point 43 feet 10 inches southerly from the center of the N.C. & St. L. Railroad main tract, also being the corner of a 32 foot 6 inch strip of ground conveyed by G. P. Rose to N. C. & St. L. Railway by deed of record in Book 84, page 138, Register's Office for said County; thence southerly with the easterly margin of 8th Avenue South, 169.5 feet to the northerly margin of an alley; thence with said alley, eastwardly 200 feet to the southwesterly margin of said 32 foot 6 inch strip; thence with the southwesterly margin of said strip northwestwardly 264 feet, more or less, to the beginning.

Being the same property conveyed to Mrs. Frances B. Sanders and Mrs. Amelia D. Glasgow by Deed from Daisye Goldberg Rose of record in Book 1306, page 455, Register's Office for Davidson County, Tennessee. Frances B. Sanders having since deceased, devising her interest to June Sanders Roy and Harry R. Sanders, Jr. by Last Will and Testament of record in Will Book 68, page 139, Probate's Office for Davidson County, Tennessee. Clayton E. Glasgow and wife, Amelia D. Glasgow, conveyed their ½ undivided interest to Harry Roy Sanders, Jr. and June Sanders Roy by Deed from of record in Book 3926, page 298, Register's Office for Davidson County. June Sanders Roy conveyed her interest to June Sanders Roy, Trustee under agreement dated September 21, 2000 of the June Sanders Roy Revocable Living Trust by deed of record in Instrument No. 200012040118394, Register's for Davidson County, Tennessee. Also see Deed from Philip G. Breen, Jr., Trustee under the Will of Frances Breen Sanders to Harry R. Sanders, Jr. of record in Book 4218, page 872, and Deed from Harry Roy Sanders to June Sanders Roy and Harry R. Sanders, Jr. of record in Book 4234, page 539, said Register's Office.

EXHIBIT B

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on Plat of record in Plat Book 21, Page 54, Register's Office for Davidson County, Tennessee.

3. Agreement as to easements and rights-of-way of record in Book 6347, Page 388, Register's Office for Davidson County, Tennessee.

4. Reservation retained in Deed of record in Book 1300, Page 565, Register's Office for Davidson County, Tennessee.

5. Charter Right of Way of N.C. & St. L. Railway.

6. Rights of tenants in possession, as tenants, only, under unrecorded leases.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

