(2)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,700,000.00

Affiant

Subscribed and sworn to me this 16th day of October, 2014.

NOTARY PUBLIC

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires Mar.30, 2015

File #14-0097

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney
237 2nd Avenue South
Franklin, Tennessee 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
JRC Holdings, LLC 119 Third Avenue South Nashville, Tennessee 37201-2032	New Owner	093 06 4 030.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ritzen Properties II, LLC**, a Tennessee limited liability company, hereinafter called **"Grantor,"** has bargained and sold, and by these presents does transfer and convey unto **JRC Holdings, LLC**, a Tennessee limited liability company, hereinafter called **"Grantee,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached **Exhibit A**, which is incorporated herein by reference

The conveyance of the herein described parcel of land is subject to the following:

1. Taxes and assessments for the year 2015 and subsequent years are assumed by the Grantee.
2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Ritzen Properties II, LLC, a Tennessee limited liability company to Second Ave Museum LLC, a Tennessee limited liability company, of record in Instrument No. 20120508-0039745, said Register's Office.
3. Unrecorded right of BellSouth for public utilities now in use.

This is improved property also known as 119 Third Avenue South, Nashville, Tennessee 37201

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 does covenant 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and

BILL GARRETT, Davidson County
Trans:T20140078333 DEEDWARRSP
Recvd: 10/17/14 11:00 3 pgs
Fees:18.00 Taxes:9990.00
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assigns, against the lawful claims of all persons claiming by, through, or under said Grantor, but not otherwise.

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.

WITNESS my hand this 16th day of October, 2014.

Grantor: Ritzen Properties II, LLC,
a Tennessee limited liability company

By: _____
Charles Jason Ritzen, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Charles Jason Ritzen, 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 Secretary (or other officer authorized to execute the instrument) of Ritzen Properties II, LLC, the within named bargainor, a limited liability company, and that such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Secretary.

Witness my hand, at office, this 16th day of October, 2014

_____
Notary Public

My Commission Expires Mar.30, 2015

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

A tract of land in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee located on the property of John David Buffington, Marsha Owens Buffington and Robert Daniel Rucker and Amy Owens Rucker as of record in Deed Book 8123, Page 781, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P.K. nail (o) on the westerly right-of-way margin of Third Avenue South that is South 27 degrees 10 minutes 38 seconds East, 140 feet more or less from the southerly right of way margin of Broadway; thence,

1. From the point of beginning and continuing with said Third Avenue South, as field measured, South 27 degrees 14 minutes 35 seconds East, 77.21 feet to a building corner; thence,

2. Leaving said Third Avenue South, as field measured, South 61 degrees 18 minutes 37 seconds West, 106.78 feet; thence,

3. As field measured, South 27 degrees 31 minutes 16 seconds East, 48.79 feet; thence,

4. As field measured, South 63 degrees 34 minutes 17 seconds West, 24.83 feet to an iron rod (o) with cap stamped Gresham Smith; thence,

5. As field measured, North 27 degrees 04 minutes 13 seconds West, 103.35 feet to an iron rod (o) with cap stamped Cherry; thence,

6. As field measured, North 62 degrees 37 minutes 15 seconds East, 24.79 feet to an iron rod (o) with cap stamped Cherry, thence,

7. As field measured, North 27 degrees 02 minutes 06 seconds West, 24.82 feet to an "X" on top of a BellSouth Box; thence,

8. As field measured, North 62 degrees 42 minutes 02 seconds East, 106.16 feet to the Point of Beginning and containing 10,903 square feet or 0.250 acres, more or less, as calculated by the above courses and distances, as shown on survey by Ragan-Smith-Associates, 315 Woodland St. P.O. Box 60070, Nashville, TN 37206, dated March 22, 2004, revised May 10, 2004, revised May 21, 2004, revised June 4, 2004, and last revised on August 20, 2004, by Kenneth H. Hinkle, Jr., RLS Tenn. No. 810, Job. No. 2004-013, Work Order No: 7491.

Being the same property conveyed to RITZEN PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN DAVID BUFFINGTON, MARSHA OWENS BUFFINGTON, ROBERT DANIEL RUCKER AND AMY OWENS RUCKER, EACH WITH AN UNDIVIDED ONE-FOURTH (1/4) INTEREST, of record in Instrument No. 20040824-0102184 and Instrument No. 20040824-0102185, dated August 23, 2004, said Register's Office.