THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
David Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20140082903 DEEDWARR
Recvd: 11/03/14 15:44 5 pgs
Fees:28.00 Taxes:2590.00
20141103-0101466

GENERAL WARRANTY DEED

From: LVH, LLC, a Tennessee limited liability company, Grantor

To: CORSAIR ARTISAN, LLC, a Tennessee limited liability company, Grantee

Map-Parcel Number:

105-070-114.00

Address New Owner(s):

Corsair Artisan, LLC
c/o Darek Bell
1200 Clinton St., #110
Nashville, Tennessee 37203

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Corsair Artisan, LLC
c/o Darek Bell
1200 Clinton St., #110
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Thousand and 00/100 Dollars ($700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of October, 2014.

Notary Public

My Commission Expires:

REBECCA L. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Thousand and 00/100 Dollars ($700,000.00), the receipt and sufficiency of which are hereby acknowledged, LVH, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto CORSAIR ARTISAN, LLC, a Tennessee limited liability company ("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 1236 Martin Street in 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, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

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 except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Witness our hands this 31st day of October, 2014.

LVH, LLC, a Tennessee limited liability company

By: _____
Mark Deutschmann, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Deutschmann, 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 Chief Manager of LVH, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 31 day of October, 2014.

_____
Notary Public

My Commission Expires: May 5, 2015

JENNIFER L GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Deed has been prepared by Reno & Cavanaugh, PLLC ("R&C") based solely upon information furnished by Grantors and Grantee. R&C has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

EXHIBIT A

PROPERTY DESCRIPTION

LAND LYING ON THE EAST SIDE OF MARTIN STREET, 198.62 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF MERRITT AVENUE IN THE 17TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 2 OF "LVH, LLC MARTIN STREET PROPERTY, RESUBDIVISION OF THE HAGAN & MERRITT LANDS, WESTERN HALF OF BLOCK G" AS RECORDED IN INSTRUMENT NO. 20141028-0099409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO LVH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM METRO READY MIX CONCRETE, LLC OF RECORD IN INSTRUMENT NO. 20130930-0102375, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

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

2. The following matters as shown on plat of record in Instrument No. 20141028-0099409, in the Register's Office for Davidson County, Tennessee:

   - Fence located outside the northerly boundary line of the Land
   - Fence located inside easterly boundary line of the Land
   - Overhead electric line crossing the western portion of the Land
   - Gas meter located on the eastern portion of the Land.

3. Easements and rights as set forth in Metropolitain City Council Ordinance No. BL2013-408 as shown in instrument of record in Instrument No. 201309170097688, Register's Office for Davidson County, Tennessee.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

5. Rights of tenants, if any, under unrecorded leases.