FROM: BEHI HAMIDY

TO: SHVILLE, LLC

This instrument prepared by:

Larry D. Craig, Attorney
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Shville, LLC Attn: Craig Balsam 214 Sullivan Street, 5th Floor New York, New York 10012	New Owner	Map 093-10-0 Parcel 041.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,340,000.00.

AFFIANT

Subscribed and sworn to before me, this the 5th day of December, 2014.

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 10-28-2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Behi Hamidy**, unmarried, hereinafter called the **GRANTOR** , has bargained and sold, and by these presents does transfer and convey unto **Shville, LLC, a New York Limited Liability Company**, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and incorporated by reference herein.

This is improved property commercial property known as 511 Eighth Avenue South, Nashville, Tennessee 37203.

This is the same legal description as set forth on the previous deed of record.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said real property, that he has a good and lawful right to sell and convey the same, and that said real property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, and real estate taxes for years following the year in which the transfer occurs.

GRANTOR further covenants and binds himself, his heirs, representatives and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or 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.

BILL GARRETT, Davidson County
Trans:T20140091386 DEEDWARRSP
Recvd: 12/05/14 15:25 3 pgs
Fees:18.00 Taxes:4958.00
20141205-0111897

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 5th day of December, 2014.

B. HAMIDY

BEHI HAMIDY

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 Behi Hamidy, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2014.

NOTARY PUBLIC

My commission expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A" - LEGAL DESCRIPTION TO SPECIAL WARRANTY DEED

BEGINNING at an iron rod situated in the west margin of 8th Avenue South and the north margin of Palmer Place, said point being the southeast corner of the property herein described; thence, along the north margin of Palmer Place, N 89 degrees 49 minutes 40 seconds W, a distance of 107.49 feet to an iron rod situated in the east margin of Metro Alley No. 115; thence, along said margin of alley, N 09 degrees 31 minutes 45 seconds W, a distance of 70.91 feet to an iron rod situated in the southwest corner of the 501 Partnership property of record in Deed Book 9055, Page 261, R.O.D.C., TN; thence, leaving said alley and along 501 Partnership's south property line, S 89 degrees 49 minutes 40 seconds E, a distance of 107.49 feet to an iron rod situated in the west margin of 8th Avenue South; thence, along said road, S 09 degrees 31 minutes 45 seconds E, a distance of 70.91 feet to the point of beginning.

BEING the same property conveyed to Behi Hamidy by Warranty Deed from J. D. Eatherly, dated 12/6/04 and recorded 12/6/04 in Instrument Number 20041206-0144607, Register's Office for Davidson County, Tennessee.