BILL GARRETT, Davidson County
Trans:T20150000042 DEEDWARRSP
Recvd: 01/02/15 08:48 4 pgs
Fees:23.00 Taxes:1295.00

20150102-0000051

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Woodland Street Partners, LLC 308 Taylor Street, Suite 202 Nashville, Tennessee 37208 Attention: Brett Diaz	Map 82-5, Parcel No. 170.0	SAME

This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LAWRENCE BROS., LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to WOODLAND STREET PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is unimproved property located between Third Avenue and Fourth Avenue, north of Van Buren Street, in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2014.

Notary Public
My Commission Expires: November 6, 2017

KENNETH M. CREAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2017

through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31 day of December, 2014.

GRANTOR:

LAWRENCE BROS., LLC,
a Tennessee limited liability company

By: _____
Harry Emmett Lawrence, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Harry Emmett Lawrence, 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 LAWRENCE BROS., LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as its Chief Manager.

Witness my hand seal at office this 31st day of December, 2014.

_____
Notary Public

My Commission Expires: Sept. 25, 2018

ANN E. DEVORSUL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

SCHEDULE 1

DESCRIPTION OF THE PROPERTY

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, between Third and Fourth Avenue, north of Van Buren Street being the southerly portions of Lots 22 and 37, as shown on the plan of Horticulture Society of record in Plan Book 2, Page 30, Chancery Court of Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the east margin of Fourth Avenue North, said point being N 26°58'23" W, 140.00 feet along said margin from the northeast corner of Van Buren Street and Fourth Avenue North;

THENCE, with said margin, N 26°58'23" W, 17.01 feet to a point;

THENCE, leaving said margin with a curve concave to the east having a central angle of 19°41'39", a radius of 403.00 feet and a chord of N 36°10'36" E, 137.84 feet for an arc Length of 138.52 feet to a point;

THENCE N 47°25'18" E, 221.10 feet to a point;

THENCE, N 62°43'03" E, 32.60 feet to a point in the west margin of Third Avenue North;

THENCE, with said margin, S 27°16'57" E, 32.39 feet to a point;

THENCE, leaving said margin, S 46°54'00" W, 333.79 feet to an iron pin at the northeast corner of Anthony Werthan of record in Instrument No. 200210300133228, R.O.D.C.;

THENCE, with said Werthan, S 46°59'23" W, 50.00 feet to the Point of Beginning.

Containing 14,600 square feet or 0.34 acres, more or less.

The foregoing description having been prepared based on the ALTA/ACSM Land Title Survey dated November 26, 2014, of Brad Thomas (TN Lic. No. #2588) of Barge, Waggoner, Sumner and Cannon, Inc., whose address is 211 Commerce Street, Suite 600, Nashville, Tennessee 37201.

Being the same property conveyed to Lawrence Bros., LLC, a Tennessee limited liability company, by deed from Werthan Packaging, Inc., of record in Instrument No. 20150102-0000050, in the Register's Office for Davidson County, Tennessee

Part of the land is the same land conveyed to Lawrence Bros., LLC, a Tennessee limited liability company by Instrument No. 20080422-0041055, in the Register's Office for Davidson County, Tennessee.

Part of the land is the same land as vested in Lawrence Bros., LLC, a Tennessee limited liability company, by Metropolitan Government Ordinance No. BL 2006-995, abandoning Alley No. 188 from 3rd Avenue North to 4th Avenue North.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Taxes for the year 2015, a lien, but not yet due and payable.

2. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record;

3. Supplemental taxes and assessment levied as a result of the completion of improvements after January 1 of any year. Grantor assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et. Seq.

4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property;

5. Streets, rights-of-way and highways encumbering the Property;

6. Easements retained by the Metropolitan Government of Nashville, Davidson County, Tennessee, by Ordinance No. BL 2009-995; and

7. Subject to the right, title and interest, if any, of Morgan Park Place Condominium Association, Inc., in and to the southerly half of the alley closed by Metropolitan Government Ordinance No. BL 2006-995.