THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150007010 DEEDWARR
Recvd: 01/28/15 15:33 5 pgs
Fees:28.00 Taxes:10545.00
20150128-0008282

26814-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
4th Avenue South Ventures, GP 1414 4th Avenue South Nashville, Tennessee 37210	New Owner	105-07-0/469.00 105-08-0/287.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ALAN NEIL GREENBERG, TRUSTEE FOR THE GREENBERG FAMILY REAL ESTATE TRUST U/A/D DECEMBER 1, 1992**, and **RONALD D. GROSS, TRUSTEE FOR THE GROSS FAMILY REAL ESTATE TRUST U/A/D DECEMBER 1, 1992**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **4TH AVENUE SOUTH VENTURES, GP**, a Tennessee general partnership, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING two tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Fourth Avenue South and Carney Street, and being more particularly described as follows:

Tract I:

BEGINNING at a concrete monument in the easterly margin of Fourth Avenue South, said monument being in the northerly margin of Carney Street;

Thence, with said easterly margin of Fourth Avenue South, North 43° 35' 00" West, 555.73 feet to a point in the southwest corner of J.O. Maddux, of record in Book 5476, Page 862, Register's Office for Davidson County, Tennessee, said point being in the centerline of Gray Street, closed by Council Bill 081-497;

Thence, with said centerline, North 46° 43' 00" East, 220.11 feet to a point in the westerly margin of CSX Transportation Railroad;

Thence, with said westerly margin, South 62° 30' 45" East, 587.79 feet to a point in the northerly margin of Carney Street;

Thence, with said northerly margin, South 46° 36' 56" West, 410.79 feet to the Point of Beginning, containing 175,222 square feet or 4.02 acres, more or less.

Tract II:

BEGINNING at a point in the northerly margin of Carney Street, said point being 24.1 feet West of the centerline of CSX Transportation Railroad;

Thence, with northerly margin of Carney Street South 46° 36' 56" West 80.31 feet to a point, said point being the southeast corner of above-described Tract I;

Thence, with easterly line of Tract I, North 62° 30' 45" West, 587.79 feet to a point in the southerly line of J.O. Maddux;

Thence, North 46° 43' 00" East, 78.73 feet to a point, said point being 25.6 feet westerly of the centerline of CSX Transportation Railroad;

Thence, South 62° 39' 46" East, 588.18 feet to the Point of Beginning, and containing 44,142 square feet, or 1.01 acres, more or less.

BEING the same property conveyed to Elliot S. Greenberg, Trustee for the Greenberg Family Real Estate Trust, and Ronald D. Gross, Trustee for the Gross Family Real Estate Trust, as equal tenants-in-common, with each having an undivided one-half (1/2) interest, by Warranty Deed dated December 21, 1992 from FW, Inc., a Tennessee corporation, of record in Book 8823, Page 190, Register's Office for Davidson County, Tennessee. Pursuant to a Quitclaim Deed dated December 23, 1992 from CSX Transportation, Inc., a Virginia corporation, to Elliott S. Greenberg, Trustee for the Greenberg Family Trust, and Ronald D. Gross, Trustee for the Gross Family Real Estate Trust, and the United States Trust Company of New York, Trustee, of record in Book 8823, Page 195, Register's Office for Davidson County, Tennessee, CSX Transportation, Inc., relinquished its ownership or interest, that being a right of charter right-of-way, in a portion of the above-described Tract II, said portion being described in said Quitclaim Deed.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26th day of January, 2015.

Ronald D. Gross, Trustee for the
Gross Family Real Estate Trust

Alan Neil Greenberg, Trustee for the Greenberg Family Real Estate Trust

STATE OF Georgia]
COUNTY OF Fulton]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ALAN NEIL GREENBERG**, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of January, 2015.

ASHLI PARSLEY NOTARY PUBLIC FULTON COUNTY GEORGIA MY COMMISSION EXPIRES MARCH 16, 2018

Notary Public
My Commission Expires: March 16th 2018

STATE OF _____]
COUNTY OF _____]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RONALD D. GROSS**, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this ~~29~~ 30th day of January, 2015.

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Affiant

Subscribed and sworn to before me this ~~29~~ 30th day of January, 2015.

DANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 8-27-17

Alan Neil Greenberg, Trustee for the Greenberg
Family Real Estate Trust

STATE OF _____]
COUNTY OF _____]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ALAN NEIL GREENBERG,** Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of January, 2015.

Notary Public
My Commission Expires:_____

STATE OF Missouri]
COUNTY OF St Louis]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RONALD D. GROSS**, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of January, 2015.

PAULA L. KLEIN
Notary Public - Notary Seal
STATE OF MISSOURI
St Louis County
My Commission Expires: Feb. 18, 2017
Commission # 13379024

Paula L. Klein
Notary Public
My Commission Expires: Feb. 18, 2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

DANA M. MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Affiant

Subscribed and sworn to before me this 29th day of January, 2015.

Dana M. Meadows
Notary Public
My Commission Expires: 8-27-17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. Terms and conditions of an agreement between Clark and Company, and the Board of Zoning Appeals of the City of Nashville, of record in Book 1944, Page 26, Register's Office for Davidson County, Tennessee.

3. Easement for spur track along and within the northeasterly 25 feet of the property described above as Tract II.

4. Title to that part of the property, if any, lying within the bounds of the charter right-of-way of CSX Transportation, Inc. This exception is limited to the northeasterly 25 feet of the property described above as Tract II.

5. Rights of others in and to that portion of Gray Street abandoned by Metropolitan Council Bill No. 081-497.

6. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Metropolitan County Council Bill No. 68-665, (recorded in Book 4314, Page 920, Register's Office for Davidson County, Tennessee), Council Bill No. 69-794, (recorded in Book 4332, Page 422, Register's Office for Davidson County, Tennessee), and Council Bill No. 081-497 (not of record).

7. Subject to covenants and agreements as set out in the Quitclaim Deed, of record in Book 8823, Page 196, Register's Office for Davidson County, Tennessee.

8. Easement Deed to U.S Sprint Communications Company, of record in Instrument No. 20140114-0003778, and Affidavit, of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.