ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
William Terry Cantrell P.O. Box 90659 Nashville, Tn. 37209	092-16-0-128.00 092-16-0-193.00 092-16-0-129.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 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, **FINTRY HOLDINGS LIMITED, LTD.**, a Gibraltar corporation (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **WILLIAM TERRY CANTRELL**, an individual resident of the State of Tennessee (the "***Grantee***"), Grantee's heirs, representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

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

This is improved property located at 1908 Broadway, 1909 Broadway and 212 Lyle Avenue, Nashville, Davidson County, Tennessee 37203.

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 with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

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 representatives, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.

Affiant

Subscribed and sworn to before me this 4th day of February, 2015.

Notary Public
My Commission Expires: 11-3-2015

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20150009203 DEEDWARRSP
Recvd: 02/05/15 11:20 4 pgs
Fees:23.00 Taxes:12580.00
20150205-0010962

7/3581975.1

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 Special Warranty Deed this 4th day of February, 2015.

GRANTOR:

FINTRY HOLDINGS LIMITED, LTD.
a Gibraltar corporation

By: _____
Name: Gregory Ramos
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, Theresa Hostetler, a Notary Public in and for the State and County aforesaid, personally appeared Gregory Ramos, 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 Authorized Representative of Fintry Holdings Limited, Ltd., the within named bargainor, a Gibraltar corporation, and that as such Authorized Representative, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Authorized Representative.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 4th day of February, 2015.

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Theresa Hostetler
Notary Public

My Commission Expires: 11-3-2015

Exhibit A
Property

Tract I:

Being Lot No. 4 on the Map of J.W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, as of record in Book 161, page 36, Register's Office for Davidson County, Tennessee ("***RODC***").

Said Lot No. 4 fronts 60 feet on the southerly side of Broadway, formerly Broad Street, and runs back 161.7 feet on the westerly line and 175.7 feet on the easterly line to the northerly margin of Division, formerly Shields Street, measuring 60 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being a part of Lot No. 146 in Boyd's Home Tract, as per plan of record in Book No. 21, page 39, RODC, described as follows:

Beginning at the northeast corner of Broad Street and Lyle Avenue; thence easterly with the northerly margin of said Broad Street 62½ feet to a point; thence northerly parallel with Lyle Avenue 100 feet 9 inches to a point 44 feet south of the northeast corner of a tract of land as conveyed in deed of record in Book No. 664, page 671, RODC; thence at right angles westerly 60 feet to the easterly margin of Lyle Avenue at a point 31 feet and 5 inches south of the southeast corner of Lyle Avenue and an alley; thence southerly with the eastern margin of said Lyle Avenue 119 feet to the beginning.

Together with an easement as more fully described in Grant from C.D. Loveless to Antonio Petrucelli, of record in Book 649, page 541, RODC.

Tract III:

Land in Davidson County, Tennessee, being part of Lot No. 146 on the Plan of the Boyd Home Tract, of record in Book 21, page 39, RODC, described as follows:

Beginning on the easterly margin of Lyle Avenue at a point 119 feet north of the northerly margin of Broadway, formerly Broad Street; thence with said Avenue northwardly 31 feet 5 inches, more or less, to the southerly margin of an alley, established by an agreement, of record in Book 286, page 577, RODC; thence with said alley, eastwardly 61 feet, more or less, to the northwest corner of the property conveyed to Charles O'Mera, by deed from Sol Cohn and wife, of record in Book 589, page 288, RODC; thence with said O'Mera's westerly line, southwardly 44 feet to a point 100 feet 9 inches north of the northerly margin of Broadway; thence westwardly 60 feet, more or less, to the beginning.

Being the same property conveyed to FINTRY HOLDINGS LIMITED, LTD., A GIBRALTAR CORPORATION, by deed from JOHN L. AKIN, ALSO KNOWN AS JOHN LAWRENCE AKIN AND WIFE, SUE AKIN, of record in Book 9234, page 890, dated January 31, 1994, said Register's Office.

Exhibit B

Permitted Encumbrances

1. Zoning and other regulatory laws and ordinances affecting the Property.

2. Matters that would be disclosed by an accurate survey.

3. General or special taxes, stand-by fees, and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 092-16-0-128.00, 092-16-0-193.00 and 092-16-0-129.

4. Matters shown on the Plan of record in Plan 21, page 39 and Plan 161, page 36, Register's Office for Davidson County, Tennessee.

5. Rights of tenants in possession, as residential tenants only, under unrecorded leases or rental agreements.