ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Louise Development LLC 3309 Fairmont Drive Nashville, Tennessee 37203	092-15-0-101.00	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, **PICKARD HOLDINGS LIMITED, INC.** (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **LOUISE DEVELOPMENT LLC**, a Tennessee limited liability company (the "***Grantee***"), Grantee's 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 215 Louise Avenue, 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 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 $1,075,000.

Affiant

BILL GARRETT, Davidson County
Trans:T20150013785 DEEDWARRSP
Recvd: 02/25/15 12:49 4 pgs
Fees:23.00 Taxes:3977.50
20150225-0016204

Subscribed and sworn to before me this 24th day of February, 2015.

THERESA FOSTETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-2015

My Commission Expires NOV. 3, 2015

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 24th day of February, 2015.

GRANTOR:

PICKARD HOLDINGS LIMITED, INC..

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 Pickard Holdings Limited, Inc., the within named bargainor, 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 24th 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

Being Lot No. 12, North 2 feet of Lot No. 11 and the south 8 feet of Lot No. 13 on the Plan of Maddin's Subdivision of certain in Elliston's Addition to Nashville, of record in Book 57, page 139, Register's Office for Davidson County, Tennessee, and of certain land in the rear thereof according to a copy of a survey made October 29, 1958, by T.R. Sanford, Surveyor.

Said Lot No. 12 and parts of Lots 11 and 13 adjoin and front together 60 feet on the west side of Louise Avenue and run back between parallel lines 168 feet to an alley in the rear, which alley was opened by Agreement of record in Book 185, page 55, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to PICKARD HOLDINGS, LTD., INC., by deed from ROBERT ROBESON AND WIFE, JULIA ROBESON, of record in Book 9704, page 587, dated June 15, 1995, said Register's Office.

Exhibit B
Permitted Encumbrances

1. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

2. All covenants, conditions, reservations, exceptions and easements, and all oil, gas and mineral conveyances and leases, if any, in effect and shown of record.

3. Real estate taxes, stand-by fees, and assessments (general and special) for the current year, 2015, and all subsequent years for Map-Par. 092-15-0-101.00.

4. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

5. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

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

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