ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Bonatopia Properties 1918 10th Avenue North Nashville, Tennessee 37208	Bonatopia Properties 1918 10th Avenue North Nashville, Tennessee 37208	081-11-0-447.00 081-11-0-442.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 which are hereby acknowledged, **MALEK YAFAI** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **BONATOPIA PROPERTIES,** a Tennessee general partnership ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

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

This is improved property known as 1201 Buchanan Street, Nashville, Tennessee.

Grantor hereby warrants that the Property has only been used for commercial purposes and is not, nor has ever been, the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

[Signatures on the following page]

BILL GARRETT, Davidson County
Trans:T20150021119 DEEDWARR
Recvd: 03/23/15 14:56 4 pgs
Fees:23.00 Taxes:1032.30
20150323-0024922

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the ____ day of March, 2015.

MALEK YAFAI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Malek Yafai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of March, 2015.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Kelley Bonadio
Affiant

Subscribed and sworn to before me this 20th day of March, 2015.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

EXHIBIT A

(LEGAL DESCRIPTION)

Tract I: Land in Davidson County, Tennessee, being the Northerly 1/2 of Lot No. 189 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 189 fronts 50 feet on the Westerly side of 12th Avenue North, formerly Florence Street and runs back between parallel lines, 154 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being the Easterly part of Lot No. One Hundred and Ninety (190) in McGavock, Wetmore & Others Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southwesterly corner of Buchanan Street, formerly Hydes Ferry Pike and 12th Avenue North, formerly Florence Street, thence with the Southerly margin of Buchanan Street Westerly 88 feet to John Cato's N.W. corner; thence with said Cato's Easterly line Southerly to the line between Lots Nos. 189 and 190 on said Plat at a point 77 feet Westerly from the Westerly margin of 12th Avenue North, thence with said line Easterly 77 feet to the Westerly margin of said Avenue, thence with said Avenue Northerly 105 feet to the beginning.

Tract III: Land in Davidson County, Tennessee, being part of Lot No. 190 in D.T. McGavock's Addition to Nashville, the Plan of which is of record in Book 21, Page 41 of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 190 begins 88 feet Northwestwardly from the Southwest corner of Buchanan Street, formerly Hyde's Ferry Turnpike, and 12th Avenue, formerly Florence Street and running Northwestwardly with Buchanan Street 88 feet to a 16-foot alley; thence Southeastwardly with said alley 195 feet to Lot. No. 189 in said plan; thence Northwestwardly with the North line of said name Lot, 77 feet to a point and thence Northeastwardly 150 feet to the beginning.

Tract IV: Land in Davidson County, Tennessee, being the South one-half or 50 feet of Lot No. 189, in McGavock, Wetmore and Others Second Division, called the Addition to the Town of McGavock, a plan of which is of record in Book No. 21, Page 41, Register's Office for said County.

Said part of said Lot No. 189 fronts 50 feet on the Westerly side of Florence Street, now 12th Avenue North, and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to MALEK YAFAI, by deed from WILLIAM H. SHUBERT, UNMARRIED AND DISCOUNT MOTORS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20141215-0114514, dated December 12, 2014, said Register's Office.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2015 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 21, page 41, said Register's Office.