Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

{ADDRESS NEW OWNER:	{SEND TAX BILL TO: (New Owner)	{MAP-PARCEL NOS}
{Rustic Restaurants, LLC	{1803 Riverside Drive	}000119880
{1017 Woodland Street	{Nashville, TN 37206	}
{Nashville, TN 37206		

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans: T20150026684 DEEDWARR
Recvd: 04/09/15 14:58 2 pgs
Fees: 13.00 Taxes: 2701.00
20150409-0031432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, March Egerton (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Rustic Restaurants, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Parcel 1: Being part of Lots Nos. 8 and 9 on the Map of the Subdivision of the Nashville Investment Company's Lots and J. M. Dickinson's Hobson Chapel Property, described as follows: Beginning at an iron pin in the Northerly margin of Woodland Street at a point 22 feet 9 inches Eastwardly from the Southeast corner of the Tony Sudekum's or the Crescent Amusement Company Property; running thence Northwardly parallel with the old fence line established between the Collins property and the Crescent Amusement Company's Property to an iron pin in the Southerly margin of Lindsley Avenue; thence along the Southerly margin of Lindsey Avenue Eastwardly 14 feet, more or less, to Backwood's Northwest corner; thence along his West line Southwardly to his Southwest corner in the Northerly margin of Woodland Street, Westwardly 18 feet to the beginning.

Parcel 2: Being parts of Lots 8 and 9 on the John M. Dickerson and Hobson Chapel Subdivision as per plan in Book 57, Page 96, Register's Office for Davidson County, Tennessee, being all that part of said lots East of a line drawn from a point in the North margin of Woodland Street 16 feet 3 inches East of the Southeast corner of said Lot 8 to a point in the South margin of Lindsley Avenue 28 feet East of the Northwest corner of Lot 8.

Said parts of Lots 8 and 9 front together 72 feet 9 inches, more or less, on the North side of Woodland Street and 111 feet, more or less, on the Southerly side of Lindsey Avenue.

Being the same property conveyed to March Egerton by Quitclaim Deed from Laura Ellis, Trustee of the Main Street Trust of record in Instrument Number ✱, said Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Laura Ellis, Trustee of the Main Street Trust by Quitclaim Deed from Big Tent, LLC, a Tennessee Limited Liability Company, recorded on the 30th day of December, 2010 in Instrument No. 20101230-0103959, in the Register's Office of Davidson County, Tennessee. ✱20150409-0031431

This is improved real property located on 1017 Woodland Street, Nashville, Tennessee 37206.

This conveyance is subject to the following:

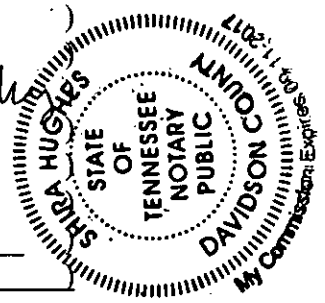
1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plat of Plat Book 57, Page(s) 96 and Plat Book 161, Page 81, said Register's Office for Davidson County, Tennessee.
3. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable

2. Matters shown on the plat of Plat Book 57, Page(s) 96 and Plat Book 161, Page 81, said Register's Office for Davidson County, Tennessee.
3. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $730,000.00.
(
(
(Subscribed and sworn to before me
(this 8th day of April, 2015.
(
(My Commission Expires: _____

Affiant

Notary Public



TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 8th day of April, 2015.

March Egerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared March Egerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8 day of April, 2015.

Notary Public

My Commission Expires: 1-16-19

