BILL GARRETT, Davidson County
Trans:T20150030935 DEEDWARRSP
Recvd: 04/23/15 15:03 4 pgs
Fees:23.00 Taxes:1905.50
20150423-0036571

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Greene Holdings, LLC, et. al. 1018 Chancery Lane South Nashville, TN 37215	SAME	10506016800 and 10506016900

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **1512 COMPANY, INC., a Tennessee corporation** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **GREENE HOLDINGS, LLC, a Tennessee limited liability company (as to a 50% undivided interest as tenant in common); GMT INVESTMENTS, LLC, a Tennessee limited liability company (as to a 35% undivided interest as tenant in common) and AKT REALTY, LLC, a Tennessee limited liability company (as to a 15% undivided interest as tenant in common)** (collectively the "Grantee"), their successors, and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, their successors and assigns, against the lawful claims of all persons, claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 22nd day of April, 2015.

1512 COMPANY, INC.
a Tennessee corporation

By: Kevin King President
G. Kevin King, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, G. Kevin King, 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 within instrument for the purposes therein contained and who further acknowledged that he is the President of 1512 company, Inc., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand at office, this 22nd day of April, 2015.

CRYSTAL LC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 12/6/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $515,000.00.

Affiant

Subscribed and sworn before me this 23rd day of April, 2015.

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2017

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"
Legal Description

Being a tract of land lying in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 6 on the Highland Garden Plan of Lots, as of record in Book 57, Page 118, in the Register's Office for Davidson County, Tennessee and Lot 1 on the Map of Mrs. Matilda Alloway's Subdivision of Lot 5 Horton Plan, as of record in Book 161, Page 143, in the Register's Office for Davidson County, Tennessee, and a portion of an alley abandoned under Ordinance No. BL2004-294, and being more particularly described as follows:

BEGINNING at an existing PK nail at the intersection of the easterly right-of-way line of 8th Avenue South, 65 feet in width, and the southerly property line of the property of Joseph C. Davis, LLC, as of record in Instrument Number 20070813-0096579, in the Register's Office for Davidson County, Tennessee, also being Lot 5 on said Highland Garden Plan of Lots;

Thence leaving the easterly right-of-way line of 8th Avenue South, with the southerly property line of Joseph C. Davis, LLC, South 82 Degrees 40 Minutes 10 Seconds East, 143.98 to an iron rod set in the westerly right-of-way line of Alley Number 402, 15 feet in width;

Thence with the westerly right-of-way line of Alley Number 402, South 12 Degrees 34 Minutes 06 Seconds West, 90.30 feet to a PK nail set in the northerly right-of-way line of Alley Number 402;

Thence with the northerly right-of-way line of Alley 402 and the northerly property line of the property of A B Family, L.P., as of record in Deed Book 4350, Page 178, in the Register's Office for Davidson County, Tennessee, also being Lot 1 on the plan of Edgehill Estates Section Forty-One, as of record in Book 4350, Page 178, in the Register's Office for Davidson County, Tennessee, North 83 Degrees 03 Minutes 46 Seconds West, passing an existing iron rod at 4.43 feet, for a total of 129.02 feet to an existing spike in the Northerly right-of-way line of said 8th Avenue South;

Thence with the northerly right-of-way line of 8th Avenue South, North 84 Degrees 30 Minutes 45 Seconds West, 15.10 feet to an existing PK nail in the easterly right-of-way line of said 8th Avenue South;

Thence leaving the northerly right-of-way line of 8th Avenue South, with the easterly right-of-way line of 8th Avenue South, North 12 Degrees 34 Minutes 06 Seconds East, 91.68 feet to the POINT OF BEGINNING. Containing 13,021 Square Feet (0.30 Acres more or less).

Being the same property conveyed to 1512 Company Incorporated, as of record in Deed Book 7967, Page 887 and Deed Book 10752, Page 816, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable

2. All matters shown on the plans of record in Book 57, Page 118 and in Book 161, page 143, in the Register's Office of Davidson County, Tennessee.