RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033864 DEEDWARR
Recvd: 05/04/15 11:54 3 pgs
Fees:18.00 Taxes:3330.00
20150504-0040082

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Abigail E. Ruiz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2015.

NOTARY PUBLIC

My commission expires: 10 MARCH 17

CHRISTA LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10 MARCH 17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eight-Nine King Development, LLC 1585 Mallory Ln., Ste. 202 Brentwood, TN 37027	Same address as new owner	071 14 0 059.00 071 14 0 031.00 071 14 0 029.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Thousand and 00/100 Dollars ($900,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMBER PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EIGHT-NINE KING DEVELOPMENT, LLC**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Parcel I: 50 Fern Avenue, Nashville, TN 37207; Map/Parcel ID: 071 14 0 059.00

Land in Davidson County, Tennessee, being Lot Nos. 11, 12, 13 and 14 in J.B. Haynie's "Grove Plan," which plan is of record in Book 57, page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Amber Properties, LLC, by Quitclaim Deed from Nashville Ovation, LLC, a North Carolina limited liability company, dated 1/25/2011, recorded 2/15/2011, and appearing of record in Instrument No. 20110215-0012819, Register's Office for Davidson County, Tennessee.

Being also a portion of the same property conveyed to Nashville Ovation, LLC, by Warranty Deed from Hozell Anderson, dated 11/9/2007, recorded 11/9/2007, and appearing of record in Instrument No. 20071109-0132599, Register's Office for Davidson County, Tennessee.

Parcel II: 1204 Brick Church Pike, Nashville, TN 37207; Map/Parcel ID: 071 14 0 031.00

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of J.B. Haynie's Grove Plan of record in Plat Book 57, page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amber Properties, LLC by Warranty Deed from Nashville Ovation, LLC, dated 9/10/2010, recorded 9/21/2010, and appearing of record in Instrument No. 20100921-0074991, Register's Office for Davidson County, Tennessee.

Parcel III: 1206 Brick Church Pike, Nashville, TN 37207; Map/Parcel ID: 071 14 0 029.00

Land in Davidson County, Tennessee, being Lot Nos. 5, 6, and 7 on the Plan of Haynie's Grove, as recorded in Plat Book 57, page 64, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of the property.

Being a portion of the same property conveyed to Amber Properties, LLC, by Quitclaim Deed from Nashville Ovation, LLC, a North Carolina limited liability company, dated 1/25/2011, recorded 2/15/2011, and appearing of record in Instrument No. 20110215-0012819, Register's Office for Davidson County, Tennessee.

Being also a portion of the same property conveyed to Nashville Ovation, LLC, by Warranty Deed from Hozell Anderson, dated 11/9/2007, recorded 11/9/2007, and appearing of record in Instrument No. 20071109-0132599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of April, 2015.

AMBER PROPERTIES, LLC

By: Matthew F. Strader, Authorized Agent

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 27th day of April, 2015 within my jurisdiction, the within named Matthew F. Strader who acknowledges that he/she is the Authorized Agent for Amber Properties, LLC, a Virginia limited liability company, and that for and on behalf of Amber Properties, LLC, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said Amber Properties, LLC so to do.

Julie Garside
Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY