BILL GARRETT, Davidson County
Trans:T20150035043 DEEDWARRSP
Recvd: 05/06/15 14:06 4 pgs
Fees:23.00 Taxes:925.00
20150506-0041480

SPECIAL WARRANTY DEED

FROM: THH Realty, LLC

TO: FPH Investment, G.P.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
FPH Investment, G.P Attn: Brandon Plunkett 3825 Bedford Avenue, Suite 102 Nashville, TN 37215	Same	92-9-209 and 92-9-210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $250,000.00

Affiant

Sworn to and subscribed before me, this 6th day of May, 2015

Notary Public

My Commission Expires: 3.6.18

ANNA EDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THH Realty, LLC** (hereinafter, collectively called the "Seller") by these presents does transfer, sell and convey unto **FPH Investments, G.P.** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 418B and 420 37th Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever 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, Seller has caused this deed to be executed effective as of the 6th day of May, 2015.

SELLER: THH Realty, LLC,
a Tennessee limited liability company

By: _____
Keith Davis, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared Keith Davis, Chief Manager of THH Realty, LLC, a Tennessee limited liability company (the "Company"), 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 Keith Davis of the Company, the within named bargainor, and that he as such Chief Manager of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 5th day of May, 2015.

Traci Sellers
Notary Public

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

TRACT NO. I

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, said Register's Office.

Said Lot No. 57 fronts 50 feet on the easterly side of 37th Avenue North, formerly Willie Street, and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to THH REALTY, LLC, by deed from AMSOUTH, TRUSTEE OF THE MILDRED VAUGHN HUDGINS MARITAL TRUST, of record as Instrument No. 20050503-0049325, dated May 2, 2005, said Register's Office.

TRACT NO. II

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, said Register's Office.

Said Lot No. 56 fronts 50 feet on the easterly side of 37th Avenue North, formerly Willie Street, and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to THH REALTY, LLC, by deed from AMSOUTH, TRUSTEE OF THE MILDRED VAUGHN HUDGINS MARITAL TRUST, of record as Instrument No. 20050503-0049332, dated May 2, 2005, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2015, a lien, which is now due and payable.