WARRANTY DEED

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/6/18

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurio Properties, LLC	New Owner	
(NAME)	(NAME)	90-8-116; 90-8-118; 90-8-210 & 90-8-117
1405 Chickering Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERTSON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BILL GARRETT, Davidson County
Trans:T20150038238 DEEDWARR
Recvd: 05/18/15 10:19 3 pgs
Fees:18.00 Taxes:1831.50
20150518-0045298

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 332, Page(s) 11, said Register's Office; and (c) Grant of Transmission Line Easement as set forth in instrument recorded in Book 7136, Page 517. (as to Tract II), said Register's Office; (d) Terms and provisions of the Abandonment of Certain Streets and Alleys and Portions of the Plat of West Nashville Annex recorded in Book 2600, Page 12, said Register's Office.

unimproved X
This is improved _ property, known as 0,6509 & 6511 Robertson Ave. & 0 Spencer Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 15th day of May, 2015.

ROBERTSON PARTNERS

BY: _____

JASON KECKLEY, PARTNER

BY: _____

DAVID MORRIS, PARTNER

BY: _____

BRYAN CHURCH, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jason Keckley, David Morris and Bryan Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of Robertson Partners, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2015.

Commission expires:

_____ Notary Public

KEVIN S. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract I

Map 09-08 Parcel 116.00

Land lying in Nashville, Davidson County, Tennessee, being the westerly portion of Lot 102, Plan of West Nashville Annex subdivision, as recorded in Plat book 332 page 11 and being more particularly described as follows:

Beginning at an iron pin new, at the southeast intersection of right of ways, of Robertson Avenue and Spencer Avenue. Thence: with the south right of way of Robertson Avenue, South 63°36'14" East, 90.73 feet to an iron pin new. Thence: leaving Robertson Avenue, South 25°43'15" West, 172.51 feet to an iron pin new, on the north line of Lot 101, parcel 118.00, Plan of West Nashville Annex subdivision. Thence: with Lot 101, North 64°06'32" West, 88.63 feet to an iron pin new on the east right of way of Spencer Avenue. Thence: with Spencer Avenue, North 25°01'43" East, 173.33 feet to the Point of Beginning and containing 0.36 acres, according to a survey by Smith Land Surveying, dated June 10, 2014.

Tract II

Map 09-08 Parcel 117.00 & 210.00

Land lying in Nashville, Davidson County, Tennessee, being the easterly portion of Lot 102, Plan of West Nashville Annex subdivision, as recorded in Plat Book 332 page 11 and being more particularly described as follows:

Beginning at an iron pin new, on the south right of way of Robertson Avenue, being South 63°36'14" East, 90.73 feet from an iron pin new at the southeast intersection of Roberson Avenue and Spencer Avenue and being the northwest corner of the hereon described property. Thence: with the south right of way of Robertson Avenue, South 63°36'14" East, 100.73 feet to an iron pin new at the northwest corner of Lot 39, Charlotte Park Annex, as recorded in Plat book 3700 page 49. Thence: leaving Robertson Avenue, and with the west line of Charlotte Park Annex, South 26°25'00" West, 171.63 feet to an iron pin new on the north line of Lot 101, parcel 118.00, Plan of West Nashville Annex subdivision. Thence: leaving Charlotte Park Annex and with Lot 101, Plan of West Nashville Annex subdivision, North 64°06'32" West, 98.64 feet to an iron pin new, being the southeast corner of parcel 116.00. Thence: leaving Lot 101 and with parcel 116.00 North 25°43'15" East, 172.51 feet to the Point of Beginning and containing 0.39 acres, according to a survey by Smith Land Surveying, dated June 10, 2014.

Tract III

Map 09-08 Parcel 118.00

Land lying in Nashville, Davidson County, Tennessee, being Lot 101, Plan of West Nashville Annex subdivision, as recorded in Plat book 332 page 11 and being more particularly described as follows:

Beginning at an iron pin new, on the east right of way of Spencer Avenue, said pin being being South 25°01'43" West, 173.33 feet from an iron pin new at the southeast intersection of Roberson Avenue and Spencer Avenue and being the southwest corner of Lot 102, Plan of West Nashville Annex. Thence: Leaving Spencer Avenue and with the south line of Lot 102, South 64°06'32" East, 187.27 feet to an iron pin new on the west line of Lot 36, Charlotte Park Annex, as recorded in Plat book 3700 page 49. Thence: with the west line of Charlotte Park Annex, South 26°25'00" West, 196.14 feet to an iron pin new on the north line of Lot 40, Charlotte Park Annex. Thence: with Lot 40, North 64°43'00" West, 182.50 feet to an iron pin old on the east right of way of Spencer Avenue. Thence: leaving Lot 40 and with Spencer Avenue, North 25°01'43" West, 198.09 feet to the Point of Beginning and containing 0.83 acres, according to a survey by Smith Land Surveying, dated June 10, 2014.

Being the same property conveyed by Warranty Deed from Patrick H.J. Price, unmarried and Rachel K. Price Apple, married to Robertson Partners, a Tennessee general partnership as recorded on the 7th day of August, 2014 in Instrument No. 20140807-0071013 and Warranty Deed from Scott T. Price and Ann H. Price to Patrick H. J. Price and Rachel K. Price as recorded on the 28th day of July, 2003 in Instrument No. 20030728-0105001, in the Register's Office of Davidson County, Tennessee.