SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $930,000.00. Affiant Subscribed and sworn to me this 29th day of May, 2015. NOTARY PUBLIC My Commission Expires: 11-28-16
File #15-0128	

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
G & S Partners, G.P. 923 Waldkirch Avenue Nashville, TN 37204	New Owner	093-10-0-455.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ritzen Brothers, LLC, a Tennessee limited liability company**, hereinafter called **"Grantor,"** has bargained and sold, and by these presents does transfer and convey unto **G & S Partners, G.P., a Tennessee general partnership**, hereinafter called **"Grantee,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached **EXHIBIT A**, which is incorporated herein by reference

The conveyance of the herein described parcel of land is subject to the following:

1. Taxes and assessments for the year 2015 and subsequent years are assumed by the Grantee.

This is improved property also known as **513 3rd Avenue South, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, and Grantor does covenant with the said 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, unless otherwise herein set out; 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 said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under said Grantor, but not 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.

BILL GARRETT, Davidson County
Trans:T20150042923 DEEDWARRSP
Recvd: 06/02/15 12:16 3 pgs
Fees:18.00 Taxes:3441.00
20150602-0051199

WITNESS my hand this 29th day of May, 2015.

Grantor: Ritzen Brothers, LLC,
a Tennessee limited liability company

By: _____
Charles Jason Ritzen, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Charles Jason Ritzen, 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 Secretary (or other officer authorized to execute the instrument) of Ritzen Brothers, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Secretary.

Witness my hand, at office, this 29th day of May, 2015.

My Commission Expires
March 3, 2019

_____
Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 32 and the northerly 10 feet of Lot No. 31 on the College Campus Plan of Lots, not of record, described as follows:

Beginning on the westerly margin of Third Avenue South, formerly College Street, 219 feet 10 inches southerly from the southerly margin of Peabody Street; thence at right angles westerly 161 feet to the easterly line of Almond Street, formerly Hume Street; thence southerly with the easterly line of said Street 50 feet; thence easterly 161 feet to the westerly line of Third Avenue South; thence with the westerly line of said Avenue, northerly 50 feet to the beginning.

Being the same property conveyed to CHARLES A. RITZEN, by deed from MJM REAL ESTATE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20030919-0139030, dated September 18, 2003, said Register's Office. Being further conveyed to RITZEN BROTHERS, LLC, by Quitclaim Deed from CHARLES A. RITZEN, of record in Instrument No. 20060524-0061123, dated May 1, 2006, said Register's Office. Furthermore, being the same property conveyed to G & S PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP by Quitclaim Deed from RITZEN BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated May 29, 2015, of record in Instrument No. 20150602-0051198, in the Register's Office for Davidson County, Tennessee.