BILL GARRETT, Davidson County
Trans:T20150045205 DEEDWARRSP
Recvd: 06/09/15 10:34 4 pgs
Fees:23.00 Taxes:12210.00
20150609-0053973

PREPARED BY AND RETURN TO:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

SPECIAL WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 135 SECOND AVENUE ASSOCIATES, LLC, a Tennessee limited liability company ("Grantor"), does hereby sell, transfer and convey unto SECOND AVENUE NORTH PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), the following described real estate (the "Property"):

Being a Parcel of land in the 19th Councilmanic District, Central Business Services District, of Nashville, Davidson County, Tennessee. Generally located between 2nd Avenue North and Alley No. 11, north of Broadway and south of Commerce Street. Being more particularly described as a portion of Lot No. 29 as shown on The Original Town of Nashville, Not of Record, also being the property conveyed to 135 2nd Avenue North, LLC by Deed of Record in Instrument No. 20080115-0004684, R.O.D.C. and being more particularly described as follows:

BEGINNING in the westerly right-of-way of 2nd Avenue North at the northeast common corner of NVS Properties, LLC, as of Record in Instrument No. 20140123-0006441, R.O.D.C.;

THENCE, with the northerly line of said NVS Properties, LLC, S 63° 17' 17" W, 88.38 feet to the easterly right of way of said Alley No. 11 (Right-of-Way Varies);

THENCE, with said easterly right-of-way of said Alley No. 11, N 25 °51' 31" W, 43.69 feet;

Grantee Address:	Send Tax Bills to:	Map Parcel No.
Second Avenue North Partners, LLC	Same	093 06 2 058.00

THENCE, leaving said easterly right-of-way of Alley No. 11 with the southerly line of the property conveyed to Margaret Ann Warner by Deed of Record in Instrument No. 20051230-0156580, R.O.D.C., N 63° 14' 38" E, 87.54 feet to the westerly right-of-way of 2nd Avenue North;

THENCE, with the westerly right-of-way of 2nd Avenue North, S 26° 57' 51" E, 43.73 feet to the POINT OF BEGINNING.

Containing 3,845 square feet or 0.09 Acres, and more particularly described on land survey Project No. 3611700, dated June 1, 2015, by Barge, Waggoner, Summer & Cannon, Inc. land surveyors, Licensed No. 1935 State of Tennessee.

Being the same property conveyed by Deed recorded as Instrument Number 20150519-0045896, in the Register's Office of Davidson County, Tennessee.

Subject to Tennessee Conservation Easement recorded in Book 6210, Page 51, on January 8, 1984, as amended by that Amendment to Tennessee Conservation Easement recorded in Book 8139, Page 36, on June 26, 1990 in the Register's Office of Davidson County, Tennessee.

Subject to real estate taxes for the year 2015 and subsequent years and any real state taxes or special assessments which are not shown as existing liens by the public records, including any increase in assessment resulting from improvements constructed on the insured premises. If improvements are completed after January 1 of any year, the Tennessee state law requires supplemental assessment for the year in which improvements are completed as defined by statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Section 67-5-603, et seq.
Subject to taxes for the year 2015 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto Grantee its successors and assigns, in fee simple forever.

Grantor for itself, its successors and assigns, covenants, warrants and represents to and with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that has full right and lawful authority to sell and convey the same, that it has not made, done, executed or suffered

any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth; that said real estate is free and clear of all liens and encumbrances; and that it will forever warrant and defend the title to the said real estate against all persons lawfully claiming the same from, through and under them, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed and delivered this Limited Warranty Deed this 9th day of June, 2015.

135 SECOND AVENUE ASSOCIATES, LLC, a Tennessee limited liability company

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Philip Marbin, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Manager of 135 Second Avenue Associates, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

_____
Notary Public

My commission expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $3,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to
before me this 8th day
of June, 2015.

Notary Public

My commission expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

P:\Folders A-H\G203\1064\Special Warranty Deed