BILL GARRETT, Davidson County
Trans:T20150056100 DEEDWARRSP
Recvd: 07/10/15 14:47 5 pgs
Fees:28.00 Taxes:2312.50
20150710-0067378

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Ivy-SEC Partners, GP Attn: Jim Smith 1033 Demonbreun Street, Suite 600 Nashville TN 37203	Same	Map: 093-11-0 Parcel: 221.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LINDSLEY PARTNERS, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto IVY-SEC PARTNERS, GP, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels 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, except for current property taxes and except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, 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 through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signature page follows.)

WITNESS our hands this 9th day of July, 2015.

GRANTOR:

LINDSLEY PARTNERS, LLC
a Tennessee limited liability company

By: _____
Beth Tanner, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, BETH TANNER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Chief Manager of LINDSLEY PARTNERS, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of July, 2015.

_____
Notary Public
My Commission Expires: _____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $625,000.00.

Affiant

Subscribed and sworn to before me this 9th day of July, 2015.

Notary Public
My Commission Expires: 3-6-18

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

Being Lot No. 38 on an unregistered plan of University Lots in Nashville, Tennessee, described in the deed from J.D. Barbee and wife, Willie Barbee, as follows: Beginning in the north margin of Lindsley Avenue, at a point 150 feet eastwardly from the eastern line of the alley running between Asylum and Fillmore Streets; and running eastwardly with Lindsley Avenue, 50 feet to the southwest corner of Lot No. 39 on said plan; thence at right angles to Lindsley Avenue northwardly, 160 feet with the dividing line between Lots No. 38 and 39, to an alley in the rear; thence westwardly with said alley, 50 feet to the northeast corner of Lot 37 on said plan; thence southwardly with the dividing line between Lots 37 and 38, 160 feet to the beginning corner.

Being a portion of the same property conveyed to Lindsley Partners, LLC, by Warranty Deed of record in Instrument No. 20050330-0034220, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2015, a lien not yet due and payable.

2. Landscaping and Drainage Easement Agreement, of record in Instrument No. 20090626-0059841, Register's Office for Davidson County, Tennessee.

3. Conditional Easement Agreement, of record in Instrument No. 20090626-0059842; as amended in Instrument No. 20150710-0067377, Register's Office for Davidson County, Tennessee.

4. Survey prepared by Jesse Walker Engineering, dated June 3, 2015, Job No. 15133, indicates that the neighbor's buildings encroach over the East boundary line onto the insured property.

5. Unrecorded lease with The Burgundy Group Advertising, LLC, dated December 2, 2011.