This Instrument Prepared By:
Christopher D. Lalonde
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 07/31/15 14:58 6 pgs
Fees:33.00 Taxes:12950.00
20150731-0075990

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
MACK PROPS, LCC 230 Governors Way Brentwood, Tennessee 37027	[SAME]	Map 92-16/Parcel 250

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ESS 1921 DIVISION, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MACK PROPS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known 1921 Division Street, Nashville, Davidson County, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 29th day of July, 2015.

GRANTOR:

ESS 1921 Division, LLC, a Tennessee limited liability company

By: Stephen M. Maggart, Member Manager
Name: Stephen M. Maggart
Its: Member Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Stephen M. Maggart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member Manager of ESS 1921 Division, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

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

Notary Signature

Daniel W. Small
Print Notary Name

NOTARY PUBLIC
My Commission Expires

DANIEL W. SMALL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires OCT. 28, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,500,000.00

Affiant

Subscribed and sworn to before me this the 31st day of July, 2015.

Notary Public

My Commission Expires: 6/20/17

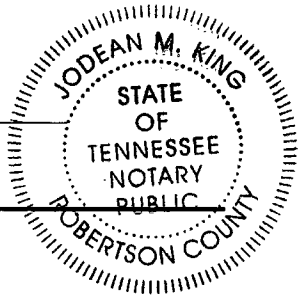


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 217 and 218, on the Plan of O.B. Hayes Second Plan of Small Lots, as shown on plat of record in Plat Book 1, page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said land is further described pursuant to the survey dated December 16, 2013, prepared by Michael R. Williams, RLS TN No. 1906, HFR Design, 7101 Executive Center Drive, Suite 300, Brentwood, Tennessee 37024, Project No. 2013245-52, as follows:

A parcel of land in the 21st Councilmanic District of Davidson County, Tennessee lying south of Division Street, north of Alley no. 447, being Lots 217 and 218 of Plat of record: O.B. Hayes 1st Addition in Plat Book 1, page 81 at the Register's Office for Davidson County, Tennessee and being known as 1921 Division Street and being more particularly described as follows;

BEGINNING at an iron pin found at the southeastern most corner of the property surveyed and being the southwest corner of the property of June and Thomas Pearson and Linda Lee Crookes as Trustee's of record in Instrument No. 20070329-0037834 and running with Alley No. 447 (right-of-way 15') S 55 degrees 56' 19" W, 100.00' to an iron pin new;

Thence, leaving Alley No. 447 and running with the property, owned by O.I.C. The Adelicia Condominium of record in Instrument No. 200712120143307, N 35 degrees 00' 00" W, 150.00' to a pk nail old and being in the southerly right-of-way of Division Street;

Thence, with the southerly right-of-way of Division Street N 55 degrees 56' 19" E, 100.00' to an iron pin new, being the northwest corner of said Pearson property;

Thence, leaving the southerly right-of-way of Division Street S 35 degrees 00' 00" E, 150.00' to the POINT OF BEGINNING, and containing 14,998 square feet or 0.344 acres, more or less.

BEING the same property conveyed to ESS 1921 Division, LLC by deed from Grove Partners, LLC of record in Instrument No. 201312260129998, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for the year 2015 and subsequent years, a lien not yet due and payable.

2. The portion of the land embraced within the bounds of any public road or thoroughfare.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the property that would be disclosed by an accurate and complete land survey of the property and not shown by the public records.

4. Supplemental or other assessments resulting from improvements completed after the closing date of the purchase by Grantee.

5. No representation is made as to the acreage of the property.

True Copy Certification

I, Deborah A. Randolph, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Deborah A. Randolph who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

