ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
BON URBAN PROPERTIES, III 2002 Richard Jones Road, Suite 200-C Nashville, Tennessee 37215	909 Buchanan Partners 2002 Richard Jones Road, Suite 200-C Nashville, Tennessee 37215	081-12-0-024.00 081-12-0-025.00 081-12-0-026.00 081-12-0-027.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JIMMY ANTAWAN DENNIS**, as to a one-third (1/3) undivided interest, and **SANTEZ BOYKINS**, as to a one-third (1/3) undivided interest (collectively, the "Grantor"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **BON URBAN PROPERTIES, III**, a Tennessee general partnership ("Grantee"), its successors and assigns, a collective two-thirds (2/3) interest in that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 903, 905, 909, and 911 Buchanan Street, Nashville, Tennessee.

Grantor hereby warrants that the Property has only been used for commercial purposes and is not, nor has ever been, the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, his heirs and assigns, to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[Signatures on the following page]

BILL GARRETT, Davidson County
Trans:T20150067852 DEEDWARRSP
Recvd: 08/13/15 11:51 6 pgs
Fees:33.00 Taxes:1356.73
20150813-0081196

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of August, 2015.

JIMMY ANTAWAN DENNIS

SANTEZ BOYKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jimmy Antawan Dennis, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 2015.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Santez Boykins, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 2015.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public
My Commission Expires: 11-12-2018

7/3692182.2
010098-301026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $366,685.00.

Affiant

Subscribed and sworn to before me this 12th day of August, 2015.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Notary Public
My Commission Expires: 11-12-2018

EXHIBIT A

(LEGAL DESCRIPTION)

Tract I

Land in Davidson County, Tennessee being part of Lots No. 210, 211, and 212 on the Map of Craddock and Wetmore's Plan of Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Beginning at a point in the south margin of Buchanan Street, in the east margin of 10th Avenue North; thence southwestwardly 205 feet along the easterly margin of 10th Avenue North, to a point in the northerly margin of an alley; thence northwardly 150 feet to the southerly margin of Buchanan Street; thence westward 138 feet to the point of beginning.

Being the same property conveyed to JIMMY ANTAWAN DENNIS, AS TO AN ONE-HALF UNDIVIDED INTEREST AND SANTEZ BOYKINS, AS TO AN ONE-HALF UNDIVIDED INTEREST, by deed from HOMETRUST PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20100726-0058367, dated July 16, 2010, said Register's Office.

Tract II

Land in Davidson County, Tennessee being part of Lots No. 210, 211, and 212 on the Map of Craddock and Wetmore's Plan of Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Said property fronts 100 feet on the southerly margin of Buchanan Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JIMMY ANTAWAN DENNIS, AS TO AN ONE-HALF UNDIVIDED INTEREST AND SANTEZ BOYKINS, AS TO AN ONE-HALF UNDIVIDED INTEREST, by deed from VENTURE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20100726-0058378, dated July 16, 2010, said Register's Office.

Tract III

Land in Davidson County, Tennessee being the easterly 40 feet of Lot No. 210 on the Map of McGavock Addition to the Town of Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Said part of Lot No. 210 fronts 40 feet on the southerly margin of Buchanan Street (formerly Hydes Ferry Road) and extends back between lines 150 feet, more or less, to an alley.

Being the same property conveyed to JIMMY ANTAWAN DENNIS, AS TO AN ONE-HALF UNDIVIDED INTEREST AND SANTEZ BOYKINS, AS TO AN ONE-HALF UNDIVIDED INTEREST, by deed from VENTURE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20120221-0014517, dated December 1, 2011, said Register's Office.

Tract IV

Land in Davidson County, Tennessee being Lots No. 209 and the westerly part of Lot No.208 on the Map of McGavock, Wetmore, and Others's Addition, of record in Book 21, page 23, Register's Office for Davidson county, Tennessee to which reference is made for a more complete description.

Said Lots No. 209 part of Lot No. 208 front 60 feet on the southerly margin of Buchanan Street (formerly Hydes Ferry Road) and extends back between lines 150 feet, more or less, to an alley on which it measures 46 feet, more or less.

Being the same property conveyed to JIMMY ANTAWAN DENNIS, AS TO AN ONE-HALF UNDIVIDED INTEREST AND SANTEZ BOYKINS, AS TO AN ONE-HALF UNDIVIDED INTEREST, by deed from HOMETRUST PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20120221-0014516, dated December 1, 2011, said Register's Office.

Said Tracts I, II, III, and IV, also being described as land in Davidson County, Tennessee being Lots No. 209, 210, 211, 212, and the westerly part of Lot No. 208, on the Map of Craddock and Wetmore's Plan of Nashville, of record in Book 21, page 23, Register's Office for Davidson County, more particularly described as follows:

Beginning at a point at the southeast intersection of 10th Avenue North and Buchanan Street (formerly Hydes Ferry Road); Thence with Buchanan Street, North 85°30'10" East, 340.55 feet to a point; Thence South 00°52'36" West, 150.87 feet to a point on the right of way of Alley #503; Thence with Alley #503, South 85°32'45" West, 45.35 feet to a point; Thence continuing with Alley #503, South 85°30'10" West, 141.52 feet to a point on the right of way of 10th Avenue North; Thence with 10th Avenue North, North 47°23'51" West, 205.00 feet to the point of beginning. Said parcel containing approximately 0.91 acres.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2015 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.