BILL GARRETT, Davidson County
Trans:T20150068419 DEEDWARR
Recvd: 08/14/15 11:07 4 pgs
Fees:23.00 Taxes:12210.00
20150814-0081692

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Land Development.com, Inc. **798 Old Hickory Boulevard** **Brentwood, TN 37027**	**New Owners**	**092-16-0-141.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$3,300,000.00**.

Affiant

Sworn to and subscribed before me this 12th day of August, 2015.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 9-26-16

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **1918 Broadway, LLC, a Tennessee limited liability company** (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **Land Development.com, Inc., a Tennessee corporation** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **1918 Broadway, Nashville, Tennessee 37203** .

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, and have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this 12th day of August, 2015.

GRANTOR:
1918 Broadway, LLC, a Tennessee limited liability company

Tom Loventhal

By Tom Loventhal
Its Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Tom Loventhal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of 1918 Broadway, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Tom Loventhal as Chief Manager of 1918 Broadway, LLC, a Tennessee limited liability company.

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

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 24-26, as shown on the map entitled the Map of John H. Williams' First Subdivision, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot Nos. 24, 25 and 26 adjoin and front 50 feet each on the northerly side of Broadway, formerly Broad Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to 1918 BROADWAY, LLC, by deed from PAUL C. BUFF AND WIFE, ELIZABETH BUFF, of record in Book 10148, page 951, dated August 5, 1996, said Register's Office.

Also being described as follows:

LAND SITUATED IN THE 19th COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY BROADWAY, ON THE WEST BY LAND DEVELOPMENT.COM, INC., ON THE NORTH BY ALLEY # 384 AND ON THE EAST BY BROADWAY AT LYLE PROPERTIES, INC., BEING LOTS NUMBER 24, 25 & 26 AS SHOWN ON THE MAP ENTITLED, THE MAP OF JOHN H. WILLIAMS' FIRST SUBDIVISION, OF RECORD IN PLAT BOOK 57, PAGE 154 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IN HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF 20TH AVENUE NORTH AND BROADWAY, THENCE IN A NORTHEASTERLY DIRECTION 90 FEET +/- TO A MAG-NAIL SET IN TOP OF A CONCRETE WALL ON THE NORTHERLY MARGIN OF BROADWAY, AT THE SOUTHEAST CORNER OF LAND DEVELOPMENT.COM, INC., AS RECORDED IN INSTRUMENT NUMBER 20130325-0029035 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE SUBJECT PARCEL'S SOUTHWEST CORNER AND THE POINT OF BEGINNING.

THENCE LEAVING BROADWAY WITH THE LINE OF LAND DEVELOPMENT.COM, INC., N 30°49'55" W, A DISTANCE OF 149.94 FEET TO AN IRON ROD SET IN THE SOUTHERLY MARGIN OF ALLEY NUMBER 384;

THENCE WITH THE SOUTHERLY MARGIN OF ALLEY NUMBER 384, N 42°30'42" E, A DISTANCE OF 149.44 FEET TO AN IRON ROD SET AT THE NORTHWEST CORNER OF BROADWAY AT LYLE PROPERTIES, INC. AS RECORDED IN INSTRUMENT NUMBER 20060328-0034957 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE WITH BROADWAY AT LYLE PROPERTIES, INC., S 30°48'20" E, A DISTANCE OF 149.74 FEET TO TO A MAG-NAIL SET IN THE NORTHERLY MARGIN OF BROADWAY ;

THENCE WITH THE MARGIN OF BROADWAY, S 42°26'02" W, A DISTANCE OF 149.43 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 21,445.63 SQUARE FEET, 0.492 ACRES. THIS SURVEY WAS PERFORMED BY DALE AND ASSOCIATES INC. ON NOVEMBER 25, 2014 UNDER THE SUPERVISION OF STEVEN C. MATTHEWS, A REGISTER LAND SURVEYOR IN THE STATE OF TENNESSEE, RLS# 2352.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 092-16-0-141.00.
2. ALTA/ACSM Land Title Survey by Steven C. Matthews, TN RLS No. 2352 with Dale & Associates dated December 3, 2014, shows the following matters:

   a) 48' pipe crossing the north and west property line

   b) Overhead power line in the northern portion of the property

   c) Fence encroachment in the east property line