Davidson County DEEDWARRSP
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This instrument was prepared by:
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Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Southern Turf Building, LLC 222 Fourth Avenue, North Nashville, Tennessee 37219	[SAME]	Map 93-2-3 Parcel 160

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, SOUTHERN TURF PARTNERSHIP, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto SOUTHERN TURF BUILDING, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property located at 222 4th Avenue, North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of August, 2015.

SOUTHERN TURF PARTNERSHIP, a Tennessee general partnership

By: _____
Name: Byron R. Trauger
Title: Authorized Partner

STATE OF Tennessee)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Byron R. Trauger, 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 Authorized Partner of Southern Turf Partnership, a Tennessee general partnership (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

_____
Notary Signature

Sharon Wiggs
Print Notary Name

NOTARY PUBLIC
My Commission Expires: 3/10/18

SHARON WIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is ~~$2,200,000.00~~ $245,000.00

Affiant

Subscribed and sworn to before me this the 26th day of August, 2015.

Notary Public

My Commission Expires: 3/10/19

SHARON WIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in the First Civil District, Davidson County, Tennessee, located in the southeast quadrant of Fourth Avenue North (formerly Cherry Street) and Bank Alley, being part of Lot No. 53 on the Original Plan of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Fourth Avenue North and the southerly margin of Bank Alley, being the First Alley north of Church Street;

Thence, with said Bank Alley with north outside face of a brick building wall N 62 deg. 24' 58" E, 170.49 feet to Printer's Alley;

Thence, with said Printer's Alley with east outside face of a stone and brick building wall S 26 deg. 51' 26"E, 25.58 feet to a building joint;

Thence, leaving said Printer's Alley with south outside face of a brick building wall located hereon described parcel S 62 deg. 20' 04" W, 170.22 feet to the easterly margin of said Fourth Avenue North;

Thence, with said Fourth Avenue North N 27 deg. 28' 33" W, 25.82 feet to the point of beginning.

Containing 4,377 square feet or 0.10 acre, more or less.

BEING the same property conveyed to Southern Turf Partnership, a Tennessee general partnership by deed from Doramus, Trauger, & Ney, a Tennessee general partnership by Quitclaim Deed of record in Instrument No. 200106210065789, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Tennessee Conservation Easement of record in Book 6206, Page 117, Register's Office for Davidson County, Tennessee.

3. Authorization for Installing Luminaire or Banner Arms on Side of Property of record in Book 9627, Page 206, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of that certain Lease by and between Doramus, Trauger & Ney and Capital Bank & Trust Company as evidenced by Memorandum of Lease of record in Book 11113, Page 239, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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, Jay H. Smith 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:

