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:**
TBV, LLC **11 Music Circle South** **Nashville, TN 37203**	**New Owners**	104-12-0-079.00 104-12-0-080.00

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$3,180,000.00**.

Affiant

Sworn to and subscribed before me this 15th day of September, 2015.

ELIZABETH MARGUERITE FONTAINE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES
OCTOBER 14, 2015

Notary Public

My commission expires:_____

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, **Gregory L. Powell** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **TBV, LLC, a Tennessee limited liability company** (the "Grantees"), their successors and assigns, certain real estate in Sumner County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **1910 and 1912 21st Avenue South, Nashville, TN 37212**.

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 15th day of September, 2015.

BILL GARRETT, Davidson County
Trans:T20150081126 DEEDWARR
Recvd: 09/23/15 15:23 4 pgs
Fees:23.00 Taxes:11766.00
20150923-0096835

GRANTOR:

By: Gregory L. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gregory L. Powell**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2015.

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Tract One

Land in Davidson County, Tennessee, being the South 1/2 of Lot No. 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158, Register's Office for said County.

Said part of said Lot runs from 50 feet on the East side of 21st Avenue South or Hillsboro Pike and runs back between parallel lines 161 feet more or less to an alley.

Being the same property conveyed by Warranty Deed from WILLIAM I. SOLOMON VILLAGE LIMITED PARTNERSHIP to POWELL-FLOYD PROPERTIES, LLC, dated July 14, 2005, of record in Instrument
No. 20050727-0087248. Being further conveyed by Quitclaim Deed from POWELL-FLOYD PROPERTIES, LLC, to A 50% UNDIVIDED INTEREST TO DAVID A. FLOYD, JR., AND A 50% UNDIVIDED INTEREST TO GREGORY L. POWELL of record in Instrument No. 20140325-0024382, dated January 24, 2014, said Register's Office. DAVID A. FLOYD JR. further conveyed his interest by Quitclaim Deed to GREGORY L. POWELL, of record in Instrument No. 20150508-0042287, dated April 29, 2015, said Register's Office.

Tract Two

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 77 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 77 fronts 50.0 feet on the Easterly side of 21st Avenue South, formerly the Hillsboro Pike, and runs back between parallel lines 161.0 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed from JOEL W. SOLOMON, JR. to POWELL-FLOYD PROPERTIES, LLC, dated August 31, 2005, of record in Instrument No. 20050902-0105495, in the Register's Office of Davidson County, Tennessee. Being further conveyed by Quitclaim Deed from POWELL-FLOYD PROPERTIES, LLC, to a 50% UNDIVIDED INTEREST TO DAVID A. FLOYD, JR., AND A 50% UNDIVIDED INTEREST TO GREGORY L. POWELL of record in Instrument No. 20140325-0024382, dated January 24, 2014, said Register's Office. DAVID A. FLOYD JR. further conveyed his interest by Quitclaim Deed to GREGORY L. POWELL, of record in Instrument No. 20150508-0042287, dated April 29, 2015, said Register's Office.

Included in this conveyance is all of Seller's right, title and interest into the easterly portion of alley #922 abandoned by Ordinance 096-202, Council Bill No. BL2007-1381, Mandatory Referral No. 2006M-183U-10, and Council Bill No. BL2008-130.

Being the same alley referenced in the Easement Agreements, of record in Instrument Nos. 20150923-0096833 and 20150923-0096834, dated September 15, 2015, said Register's Office.

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. 104-12-0-079.00 and 104-12-0-080.00.

2. Matters shown on the Plan of record in Book 57, page 158, said Register's Office.

3. Mutual Agreement and Dedication of Easements of record in Instrument No. 20050810-0094777, said Register's Office.

4. Agreement for Grant of Easement of record in Instrument No. 20050810-0094782, said Register's Office.