THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32625-08-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Kristen Boop Affiant Subscribed and sworn to before me this 1st day of October, 2015. Notary Public My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

Address New Owner: Ellipsis Properties, LLC 101 Union St. Nashville, TN 37201	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 093 02 4 040 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fesmire Properties, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellipsis Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 101 Union St., Nashville, TN 37201

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150085689 DEEDWARR
Recvd: 10/07/15 15:57 3 pgs
Fees:18.00 Taxes:5550.00
20151007-0102505

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2015.

Fesmire Properties, LLC

BY: Robert C Fesmire Chief Manager
Robert C. Fesmire
Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert C. Fesmire,** 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 Chief Manager of Fesmire Properties, LLC, a Tennessee limited liability company, and that he is authorized by Fesmire Properties, LLC, a Tennessee limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of September, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Being a certain tract of land lying in the 19th Councilmanic District of Davidson County, Nashville, Tennessee, said tract being further described according to a survey by R. L. Montoya Land Surveying, Inc., Registered Surveyor Number 697, dated May 8th, 2000, as follows:

Beginning at a PK nail (old) at the building corner, at the intersection of the south margin of Union Street and the west margin of First Avenue, thence, along the west margin of First Avenue, South 26 degrees 58 minutes 47 seconds East, 51.07 feet, to a point, said point falling at the intersection of the west margin of First Avenue and the center of the now closed Brandon Street, (see Metro Council Ordinance Number 082-1107), thence, continuing along the aforementioned Brandon Street, South 62 degrees 56 minutes 07 second West, 115.44 feet, to a point, thence, severing a building, North 27 degrees 17 minutes 23 seconds West, 50.48 feet, to a point falling on the south margin of Union Street, said point also falling on the north wall line of the building on the herein described parcel, thence, with said margin and wall line, North 62 degrees 38 minutes 38 seconds East, 115.71 feet, to the point of beginning, containing 5,867.95 square feet and/or 0.13 acres more or less.

Being the same property conveyed to Fesmire Properties, LLC, a Tennessee limited liability company, by quitclaim deed dated May 4, 2001, from Charles E. Cooke, Susan H. Cooke, Robert Clark Fesmire and Sheri P. Fesmire, of record in Instrument No. 20010504-0046401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yetdue and payable. Map and Parcel No. 093 02 4 040 00.
2. Restrictive covenants contained in an instrument of record in Book 6135, page 582, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Amendment of the official street and alley acceptance and maintenance map for the Metropoolitan Government of Nashville and Davidson County, by closing, vacating and abandoning that portion of Brandon Street between First Avenue North and Second Avenue North, referenced by Bill No. 082-1107. The conveyance of the closed Brandon Street to the adjacent property owners, referenced by Bill No. 843. Subject to any utility easment rights retained by the Metropolitan Government of Nashville and Davidson County, Tennessee.