BILL GARRETT, Davidson County
Trans:T20150087746 DEEDWARRSP
Recvd: 10/15/15 08:26 6 pgs
Fees:33.00 Taxes:14985.00
20151015-0104718

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Trabue Triangle, LLC 2809 Hillsboro Road Brentwood, TN 37027 Attn: John S. Sanders	Same	092-12-0-490.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VIRGINIA OSBORN (formerly known as Ginger Osborn Justus), REBECCA O. MARSHALL and MARGARET KEET (individually, each a "Grantor", and, collectively, the "Grantors"), have bargained and sold, and hereby transfer and convey to TRABUE TRIANGLE, LLC, a Tennessee limited liability company, its successors and assigns (the "Grantee"), their collective one-half undivided interest in certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property").

The is improved property located at 1615 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

The Property is conveyed subject to taxes for the year 2015 and thereafter, a lien not yet due and payable.

Each Grantor covenants and binds herself and her heirs and representatives to warrant specially and defend to Grantee forever the title to the Property against the lawful claims of all persons claiming through or under each Grantor, but not further or otherwise.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument as of the 14th day of October, 2015.

GRANTORS:

Virginia Osborn

Virginia Osborn (formerly known as Ginger Osborn Justus)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Virginia Osborn (formerly known as Ginger Osborn Justus), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2015.

Randle S.

Notary Public

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 06/21/16

[*Additional Signature Pages Follow*]

Rebecca O. Marshall

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Rebecca O. Marshall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2015.

Notary Public

My Commission Expires: 06/21/16

RANDELL S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

[*Additional Signature Page Follows*]

Margaret Keet

Margaret Keet

STATE OF Arkansas)

COUNTY OF Pulaski)

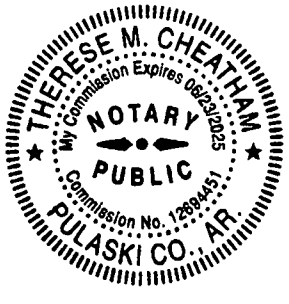
Personally appeared before me, the undersigned, a Notary Public, Margaret Keet, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of September, 2015.

Therese M Cheatham

Notary Public

My Commission Expires: 06/23/2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,050,000.00

TRABUE TRIANGLE, LLC

By: _____

Name: John S. Sanders

Title: Manager

Sworn to and subscribed before me this 14 day of October, 2015

_____

Notary Public

My Commission Expires:

3/10/19

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being parts of Lot Nos. 224, 225 and 226 on McNairy's Plan of West Nashville Lots, as of record in Plan Book 1, page 15, and in Minute Book "O", pages 135 and 136, Chancery Court at Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, September 6, 1946, as follows:

Beginning at the intersection of West End Avenue and Broadway, formerly Broad Street; thence with the southeasterly margin of said Avenue, westwardly 296 feet 2-1/4 inches to the easterly margin of 17th Avenue, South, formerly Addison Street; thence with the easterly margin of 17th Avenue, South, southwardly 144 feet 2 inches to the northerly margin of Broadway; thence with the northerly margin of Broadway, eastwardly 306 feet 4-1/2 inches to the beginning.

BEING THE SAME property conveyed to Ginger Osborn Justus, Rebecca O. Marshall and Margaret Keet, as to a one-half (1/2) undivided interest, by Deed of record in Book 6859, page 532, Register's Office for Davidson County, Tennessee.