THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

26380-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bravo Development, LLC 1416 Richland Woods Lane Brentwood, Tennessee 37027-4136	New Owner	09314003300

BILL GARRETT, Davidson County
Trans:T20150095651 DEEDWARR
Recvd: 11/10/15 09:17 4 pgs
Fees:23.00 Taxes:15170.00
20151110-0114237

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, the undersigned, **Miriam Gay Magee, Mary Pamela Maxwell Hill, Harry Herby Maxwell and Stephen M. Maxwell**, (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **BRAVO DEVELOPMENT L.L.C.**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot Nos. 9, 10, 11, 12, 13 and the southerly 25 feet of Lot No. 14 on the Map of John M. Bass' First Addition to Nashville, as of record in Plat Book 21, Page 114, Register's Office for Davidson County, Tennessee, and more particularly described according to a Boundary Survey dated May 7, 2012, revised May 17, 2012 and June 20, 2012, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee RLS No. 1512, listed as Job #12104REV CW/BB, as follows:

BEGINNING at an "X" in concrete, at the intersection with the northerly right-of-way line of Division Street, 40 feet in width, and the easterly right-of-way line of 9th Avenue South, 50 feet in width, said "X" in concrete being located at Northing: 622,454.09; Easting: 1,738,236.70; on the State Plane Coordinate System;

Thence, leaving the northerly right-of-way line of Division Street, with the easterly right-of-way line of 9th Avenue South, North 06 deg. 20 min. 03 sec. East, 275.90 feet to an existing railroad spike, at a corner common with the property of Robert E. & H. Dianne Ries, as of record in Instrument No. 20071022-0125050, Register's Office for Davidson County, Tennessee;

Thence, leaving the easterly right-of-way line of 9th Avenue South, with the southerly property line of Robert E. & H. Dianne Ries, South 82 deg. 40 min. 20 sec. East, 150.02 feet to an existing pk nail, in the westerly right-of-way line of Alley #226, 15 feet in width;

Thence, with the westerly right-of-way line of Alley #226, South 06 deg. 20 min. 11 sec. West, 275.20 feet to an "X" in concrete, at the intersection with the northerly right-of-way line of Division Street;

Thence, leaving the westerly right-of-way line of Alley #226, with the northerly right-of-way line of Division Street, North 82 deg. 56 min. 21 sec. West, 150.00 feet to the Point of Beginning. Containing 41,330 square feet or 0.949 acres, more or less.

BEING all of the same property conveyed to Stephen M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary by Quitclaim Deed dated February 25, 1983 from Miriam Gay Magee, Mary Pamelia Maxwell Hill, Harry Herby Maxwell, Stephen M. Maxwell and Stephen M. Maxwell, Trustee for Darren Maxwell Caughon, of record in Book 6017, Page 467, Register's Office for Davidson County, Tennessee, and further conveyed to Miriam Gay Magee as to a 23% undivided interest, Mary Pamela Maxwell Hill as to a 23% undivided interest, Harry Herby Maxwell as to a 23% undivided interest and Stephen M. Maxwell as to a 31% undivided interest by Quitclaim Deed dated October 30, 2015 from Stephen

M. Maxwell, Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary, of record in Instrument No. 20151030-0110513, said Register's Office.

This is improved commercial property, commonly known as: 602 9th Avenue South, Nashville, 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, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 9th day of November, 2015.

Stephen M. Maxwell
by Harry Herby Maxwell, Attorney in Fact
Stephen M. Maxwell, by Harry Herby Maxwell, Attorney-in-Fact

Miriam Gay Magee
Miriam Gay Magee

Mary Pamela Hill
by Harry Herby Maxwell, Attorney in Fact
Mary Pamela Maxwell Hill, by Harry Herby Maxwell, Attorney-in-Fact

Harry Herby Maxwell
Harry Herby Maxwell

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Miriam Gay Magee**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 9th day of November, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Harry Herby Maxwell**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 9th day of November, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Harry Herby Maxwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Mary Pamela Maxwell Hill** and **Stephen M. Maxwell**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary Pamela Maxwell Hill** and **Stephen M. Maxwell** for the purpose therein contained, by signing the name of **Mary Pamela Maxwell Hill** and **Stephen M. Maxwell** by himself as Attorney-in-Fact.

WITNESS my hand, at office this 9th day of November, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $4,100,000.00.

Affiant Tim Reynolds

Subscribed and sworn to before me this
9th day of November, 2015.

EDWINA SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Edwina Smith
Notary Public
My Commission Expires: 6/22/19

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Map/Parcel #093-14-0/033-00.

2. Easements, or claims of easements, not shown by the public record.

3. All matters shown on the Plan of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

4. Subject to Sewer Easements as stated in the Deeds of record in Book 2487, Page 231, Book 4163, Page 160, and Book 4196, Page 354, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants for the Arts Center Redevelopment Plan, of record in Book 10965, Page 404, Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Boundary Survey of Cherry Land Surveying, Inc. R. Scot Cherry, TN R.L.S. #1512, dated May 7, 2012, revised May 17, 2012 and June 20, 2012, listed as Job #12104REV CW/BB.