Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
OLMSTED SOBRO VENTURE PARTNERS, L.L.C. 303 Perimeter Center North, Suite 201, Atlanta, Georgia 30346	093 10 234.00 093 10 235.00	Owner
This instrument prepared by and return to: Caiaccio Law Firm LC P.O. Box 422584, Atlanta, GA 30342		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WILLIAM M. GRANT** and **EDWIN S. GRANT** (collectively, the "Grantor") have bargained and sold, and by these presents transfer and convey to OLMSTED SOBRO VENTURE PARTNERS, L.L.C., a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

The Property is known as 509 5th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration or value, whichever is greater, for this transfer is $2,953,522.50

Affiant

Subscribed and sworn to before me this 6 day of November, 2015

Notary Public

FREDDIE CHAPMAN NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 9, 2018

BILL GARRETT, Davidson County
Trans:T20150095934 DEEDWARRSP
Recvd: 11/10/15 15:38 5 pgs
Fees:28.00 Taxes:10928.03

20151110-0114570

7/3711167.1

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4 day of November, 2015.

William M. Grant by
Mary Christine Grant Seckman

WILLIAM M. GRANT, by Mary Christine Grant Seckman pursuant to Durable General Power of Attorney dated November 8, 2012, of record as Instrument No 20151102-0111443, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)

DAVIDSON COUNTY)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared Mary Christine Grant Seckman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized representative of William M. Grant, the within named bargainor, pursuant to the Durable General Power of Attorney dated November 8, 2012, of record as Instrument No 20151102-0111443, Register's Office for Davidson County, Tennessee, and that she, being authorized so to do, executed the foregoing instrument on behalf of William M. Grant for the purposes therein contained, and acknowledged that she executed the same as the free act and deed of William M. Grant.

Given under my hand and official seal this 4 day of November, 2015.

Traci Sellers
Notary Public

My commission expires: 3-6-18

[NOTARIAL SEAL] NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Edwin S. Grant

EDWIN S. GRANT

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Edwin S. Grant, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of November, 2015.

Traci Sellers

Notary Public

My commission expires: 3-6-18



NOTARIAL SEAL

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT "A"

LEGAL DESCRIPTION – 509 5TH Ave

Tract I:
LAND in Davidson County, Tennessee, being Lot No. 23 and the northerly 20 feet of Lot No. 22, on the Plan of Barrow's Grove Plan of Lots, as shown on plat of record in Plat Book S, page 279, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 23 and the northerly part of Lot No. 22 front together 80 feet on the westerly side of 5th Avenue South, formerly Summer Street, and run back between parallel lines 210 feet to an alley.

Tract II:
LAND in Davidson County, Tennessee, being the southerly 35 feet of Lot No. 24, on the Plan of Barrow's Grove, as shown on plat of record in Plat Book S, page 279, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of said lot fronts 35 feet on the westerly side of Fifth Avenue South (formerly Summer Street) and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to Edwin S. Grant and William Maxon Grant by deed of record in Book 10242, Page 182, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016, a lien, not yet due and payable.