This Instrument Was Prepared By:
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P.O. Box 60600
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Davidson County DEEDWARR
Recvd: 12/02/15 11:10 6 pgs
Fees:33.00 Taxes:12580.00
20151202-0121457

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2015.

Notary Public for The State of Tennessee
My Commission Expires: 7/3/2017

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As And Send Tax Bills To:

221 Fifth North, LLC
P.O. Box 120897
Nashville, TN 37212-0897

Map/Parcel Number:

09306103500

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Edmon H. Dabit**, individually (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **221 Fifth North, LLC,** a Tennessee limited liability company (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or

benefiting the real property and together with the appurtenances, hereditaments, estate, title and interest appertaining to the real property (collectively the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and that the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, those terms will be construed to include these parties and their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 1st day of December, 2015.

Edmon H. Dabit

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edmon H. Dabit, the bargainor, 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 and seal on this the 1st day of December, 2015.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: July 3, 2017

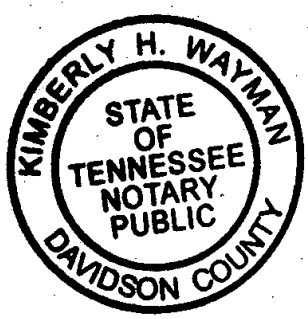


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being part of Lot 89 on the original Town of Nashville, not of record, known as 221-223-225 Fifth Avenue North, and more particularly described in accordance with survey by Hart, Freeland and Roberts, Architects, Nashville, Tennessee, dated October 1, 1941, as follows:

Beginning at a point in the western margin of Fifth Avenue North (formerly Summer Street) two hundred sixty-eight feet nine inches (268 feet 9 inches) north of the northwest intersection of Church Street and Fifth Avenue North; running thence westerly at an angle of 90 degrees and 4 minutes one hundred seventy-two feet three inches (172 feet 3 inches) to the easterly margin of an existing sixteen foot alley; thence southerly at an angle of 90 degrees and 2 minutes along said alley, forty four feet, eight and one-half inches (44 feet 8½ inches); thence easterly at an angle of 89 degrees and 54 minutes one hundred seventy two feet, three inches (172 feet 3 inches) to the westerly margin of Fifth Avenue North; thence northerly at an angle of 90 degrees along the westerly margin of Fifth Avenue North, forty four feet, five and one half inches (44 feet 5½ inches) to the point of beginning.

Being the same property conveyed to Edmon H. Dabit by deed from Samir H. Dabit, of record as Instrument No. 20150602-0051085, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 221 Fifth Avenue North, Nashville, Davidson County, Tennessee 37219 [Tax Map/Parcel: 09306103500].

Exhibit B

Permitted Exceptions

1. The following matters shown on survey by HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027 (615) 370-8500, dated June 9, 2015, and designated Project/Job No. 2015093-52:

    a. Party walls on northern and southern boundaries of the property;
    b. Overhang on eastern boundary of the property; and
    c. Note showing building across property line by 0.2 ft +/- on eastern boundary of the property.

2. Rights of Dolgencorp, Inc., under a written lease dated October 3, 2000, as amended.

CERTIFICATE OF AUTHENTICITY
FOR REMOTE FILING PURPOSES

I, Kenneth L. Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the foregoing document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

Kenneth L. Campbell

STATE OF TENNESSEE)
)
COUNTY OF DAVDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Kenneth L. Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 7/3/2017

