BILL GARRETT, Davidson County
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Fees:28.00 Taxes:10730.00
20151204-0122565

SPECIAL WARRANTY DEED

FROM:	Donna M. Lefevers, Executrix of the Estate of Yolanda Gutierrez Pinhal	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 150 3rd Avenue South, Suite 1100
TO:	Curb Quonset Hut, Nonprofit LLC	Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Curb Quonset Hut, Nonprofit LLC 48 Music Square East Nashville , TN 37203	Same	093-13-0-158.00 093-13-0-332.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,900,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of December, 2015.

Notary Public

My Commission Expires:

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna M. Lefevers, Executrix of the Estate of Yolanda Gutierrez Pinhal** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Curb Quonset Hut, Nonprofit LLC, a Tennessee nonprofit limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 38 Music Square East and 17 Music Circle South, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 4th day of December, 2015.

SELLER: Donna M. Lefevers

Donna M. Lefevers,
Executrix of the Estate of Yolanda Gutierrez Pinhal

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donna Lefevers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of Yolanda Gutierrez Pinhal, the within named bargainor, and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executrix.

Witness my hand and seal at office in Nashville, Tennessee, this 4th day of December, 2015.

Traci Sellers

Notary Public

My Commission Expires: TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

All that certain parcel of land situate in Davidson County, Tennessee, being the southerly 45 feet of Lot 56 as shown on the "Map of Sigler's Addition" of record in Plat Book 1, page 4, (Chancery Court) and Register's Office of Davidson County, Tennessee. Said part of Lot 56 fronts 45 feet on the eastern margin of Music Square East (formerly 16th Avenue South) and extends back between parallel lines to an alley in the rear; and now described by a boundary survey, LTT Land Surveying, LLC, Leonard T. Tusar, PLS as follows; bounded on the North by lands of Curb Quonset Hut, Nonprofit LLC, Instrument # 20050818-0098547, R.O.D.C., TN - Parcel ID #09313016000; on the East by Music Alley, a City of Nashville public street; on the South by 40 MSE, TGP, Instrument # 20121105-0101893, R.O.D.C., TN - Parcel ID 09313015700; on the West by Music Square East, a City of Nashville public street, and being Tract 1 as shown on an unrecorded survey map entitled "Property Survey - Yolanda G. Pinhal Estate" as prepared by LTT Land Surveying LLC, Leonard T. Tusar, PLS - TN license 2230, based upon a field survey performed in November, 2015, and more particularly described as follows, to wit:

Beginning at a nail tagged 2230 set at the back of sidewalk, the easterly right-of-way of Music Square East, and being southwest 127.49 feet from a mag nail found at the intersection of easterly right-of-way line of Music Square East and the southerly right-of-way line of Music Circle South, said nail being the southwest corner of Curb Quonset Hut, Nonprofit LLC and the northwest corner of the herein described premises; thence along lands of Curb Quonset Hut, Nonprofit LLC and partially along the existing building on said lands, South 81 degrees 21 minutes 16 seconds East, 169.67 feet to a nail tagged 2230 set in the westerly margin of Music Alley and at the northeast corner of the existing 3 story building on the herein described premises, said nail being the northeast corner of the herein described premises; Thence along Music Alley, South 08 degrees 40 minutes 03 seconds West, 45.17 feet to a nail tagged 2230 set, said nail being the southeast corner of the herein described premises;

Thence along lands of 40 MSE, TGP, and partially along the existing building on said lands, North 81 degrees 21 minutes 16 seconds West, 169.75 feet to a mag nail found at the back of sidewalk, the easterly right-of-way line of Music Square East, said mag nail being the southwest corner of the herein described premises;

Thence along said easterly right-of-way line of Music Square East, North 08 degrees 46 minutes 03 seconds East, 45.17 feet to the Point and Place of Beginning. Containing 7,666 Square feet or 0.176 acres more or less.

TRACT 2:

All that certain parcel of land situate in Davidson County, Tennessee, being the southerly 86 feet of Lot 54 as shown on the "Map of Sigler's Addition" of record in Plat Book 1, page 4 (Chancery Court) and Register's Office of Davidson County, Tennessee Said part of Lot 54 fronts 117 feet on the norther margin of the southerly alley and extends back in a northerly direction 86 feet between parallel lines; and now described by a boundary survey by LTT Land Surveying, LLC, Leonard T. Tusar, PLS as follows: bounded on the North by lands of Curb Quonset Hut, Nonprofit LLC,

Instrument #20050818-0098547, R.O.D.C., TN - Parcel ID 09313033100; on the East by lands of 11 Music Circle South, LLC, Instrument #20130603-0055483, R.O.D.C., TN - Parcel ID 09313033400; on the South by Alley 425, a City of Nashville public street; on the West by Music Alley, a City of Nashville public street, and being Tract 2 as shown on an unrecorded survey map entitled "Property Survey - Yolanda G. Pinhal Estate" as prepared by LTT Land Surveying, LLC, Leonard T. Tusar, PLS - TN License 2230, based upon a field survey performed in November 2015, and more particularly described as follows, to wit:

Beginning at a mag nail found in the eastery right-of-way of Music Alley, and being southwest 119.00 feet from a mag nail found at the intersection of easterly right-of-way line of Music Alley and the southerly right-of-way line of Music Circle South, and nail being the southwest corner of Curb Quonset Hut, Nonprofit LLC and the northwest corner of the herein described premises;

Thence along land of Curb Quonset Hut, Nonprofit LLC, South 81 degrees 21 minutes 16 seconds East, 117.00 feet to an iron pin capped BWSC found in the westerly line of lands of 11 Music Circle South, LLC, said iron pin being the northeast corner of the herein described premises;

Thence along lands of 11 Music Circle South, LLC, South 08 degrees 40 minutes 03 seconds West, 86.00 feet to a nail tagged 2230 set in the northerly right-of-way line of Alley 425, said nail being the southeast corner of the herein described premises;

Thence along alley 425, North 81 degrees 21 minutes 16 seconds West, 117.00 feet to an iron pin capped 2230 set in the easterly right-of-way line of Music Alley, said iron pin being the southwest corner of the herein described premises;

Thence along said easterly right-of-way line of Music Alley, North 08 degrees 46 minutes 03 seconds East, 86.00 feet to the Point and Place of Beginning. Containing 10,062 Square feet or 0.231 acres, more or less.

Being the same property conveyed to JOSEPH A. PINHAL A/K/A BUDDY LEE and wife, YOLANDA GUTIERREZ PINHAL by deed from ISOM H. LONG, FLOYD MALCOLM LONG, FLOSSIE LONG ANDERSON AND MYRA ELAINE LONG, the lawful heirs of HUBERT LONG, of record as Book 6103, page 567, dated June 15, 1983, said Register's Office.

JOSEPH A. PINHALL having died on or about February 13, 1998, leaving the said YOLANDA GUTIERREZ PINHAL as the surviving tenant by the entirety.

YOLANDA GUTIERREZ PINHAL having died on or about July 27, 2012. Her Will being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 12P1455. Said Will directs the subject property to be administered as part of her Estate, subject to the control of the Executrix, DONNA M. LEFEVERS.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and future years, a lien, due and payable.