THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105583**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,212,500.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2015. Notary Public My Commission Expires: 10/12/19

BILL GARRETT, Davidson County
Trans:T20150103604 DEEDWARR
Recvd: 12/08/15 10:53 3 pgs
Fees:18.00 Taxes:4486.25
20151208-0123450

WARRANTY DEED

Address New Owner: Church Street Enterprise, LLC 1910 CHURCH ST Nashville, TN 37203-2255	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09212028500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MSB Properties, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Church Street Enterprise, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described in the attached "Exhibit A."

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 133.

Rights of Tenants, now in possession under an unrecorded lease.

This is improved property located at 1910 CHURCH ST Nashville, TN 37203-2255.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2015.

MSB Properties LLC

By: Michael S. Bailey, Member

By: Jennifer Bailey, Member

STATE OF ~~TENNESSEE~~) Alabama pw
COUNTY OF ~~DAVIDSON~~) Jefferson pw

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael S. Bailey and Jennifer Bailey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are members of MSB Properties LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 2 day of December, 2015.

Notary Public

My Commission Expires: 4/30/18

PAMELA DENISE WYNN
Notary Public, Alabama State At Large
My Commission Expires 4/30/18

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-135

Land in Davidson County, Tennessee, Being Lot No. 8 on the plan of Murphy Land Company, Division "A" Subdivision of Lots No. 260 and 261, Boyd Home Tract, of record in Book 161, page 133, Register's Office for Davidson County, Tennessee, as described according to ALTA Survey prepared by Civil & Environmental Consultants, Inc. (CEC), William J. Huffman, RLS No. 1754, dated 11/25/15 as follows:

Situated in the 21st Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an intersection of the westerly margin of 19th Avenue and the Northerly margin of Church Street; thence along said margin of Church Street in a southwesterly direction 199.3 feet to the point of beginning, a PK Nail set this survey, said PK Nail being the Southwest corner of the Matt Healy property, Register's Office of Davidson County, Tennessee (R.O.D.C.T.) Document #20100831-0068900, and the Southeast corner of MSB Properties, LLC, R.O.D.C.T., Document #20051003-0118124, which is described herein; thence continuing along said margin of said road South 59 deg. 30' 58" West a distance of 49.80 feet to a PK Nail found, said PK Nail being the southwest corner of said MSB Properties, LLC and the Southeast corner of The Sunshine Shop, Inc. property, R.O.D.C.T., Document #00003374-0000140; thence leaving said margin of said road and with said Sunshine Shop, Inc. North 30 deg. 24' 36" West a distance of 162.93 feet to an iron pin with cap found (RLS#2297) at the southerly margin of a 15 foot alley; thence leaving said Sunshine Shop, Inc. and with said margin of said alley, North 59 deg. 59' 09" East a distance of 49.95 feet to a 5/8" iron pin found, said iron pin being the Northwest corner of said Matt Healy Property; thence leaving said margin os said alley and with said Matt Healy property, South 30 deg. 21' 21" East a distance of 162.53 feet to the point of Beginning, containing in all 0.186 acres, more or less.

Being the same property conveyed to MSB Properties LLC by deed from Walter L. Wilson dated 9/22/05 of record in Instrument No. 20051003-0018124, Register's Office for Davidson County, Tennessee.