This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

BILL GARRETT, Davidson County
Trans:T20150105591 DEEDWARRSP
Recvd: 12/15/15 08:26 5 pgs
Fees:28.00 Taxes:11100.00
20151215-0125763

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Uptown Investment Group, LLC 164 Rosa L. Parks Blvd. Nashville, TN 37203	Uptown Investment Group, LLC 164 Rosa L. Parks Blvd. Nashville, TN 37203	09305402200

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ROBERT A. BUTLER, JR.** and **JANIE RAY NIPPER BUTLER,** both residents of the state of Tennessee (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **UPTOWN INVESTMENT GROUP, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of December, 2015.

GRANTOR:

Robert A. Butler, Jr., by Robert A. Butler, as attorney in fact pursuant to Specific Limited Power of Attorney dated August 26, 2015.

Janie Ray Nipper Butler, by Robert A. Butler, as attorney in fact pursuant to Durable General Power of Attorney (Real Estate Included) dated August 26, 2015.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Robert A. Butler, Sr., the attorney in fact pursuant to Specific Limited Power of Attorney dated August 26, 2015, for Robert A. Butler, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 14th day of December, 2015.

My Commission Expires:

WILLIAM A. BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Robert A. Butler, Sr., the attorney in fact pursuant to Durable General Power of Attorney (Real Estate Included) dated August 26, 2015, for Janie Ray Nipper Butler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 14th day of December, 2015.

My Commission Expires: _____

WILLIAM W. BURTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

W. W. B

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 14th day of December, 2015.

W. W. B

NOTARY PUBLIC

My Commission Expires: _____

WILLIAM W. BURTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being part of Lot 162 and 163 in the original plan of Nashville, not of record, described as follows:

Beginning at a point in the westerly margin of Eighth Avenue North, formerly Spruce Street, 91 and 4/100 feet southerly from the southeast corner of John Luck's lot, said lot's beginning point being 3 and 68/100 feet southerly from the southeast corner of the Bransford Realty lot of record in Book 674, page 509, Register's Office for said County, and running thence southerly with the westerly margin of Eighth Avenue North, forty feet to a point, thence westerly with the northerly margin of Claiborne's lot, 161 feet 9 inches to the easterly margin of Ninth Avenue North, thence northerly with the easterly margin of Ninth Avenue North, forty feet to a point, and thence easterly 161 feet 8 inches to the place of beginning.

Being the same property conveyed to Janie Ray Nipper Butler and Edna Faye Nipper Napier by Warranty Deed of record in Book 5835, Page 804, in the Register's Office of Davidson County, Tennessee. Edna Faye Nipper Napier conveyed her interest to Robert A. Butler, Jr., by Warranty Deed of record in Instrument No. 20021112-0140220, in said Register's Office.

Address: 169 Rosa L. Parks Blvd., Nashville, TN 37203

Tax ID No: 09305402200

EXHIBIT "B"

Permitted Exceptions

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

2. Rights or interests of adjoining owners in and to any party wall.