This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 12/22/15 11:06 6 pgs
Fees:33.00 Taxes:1665.00
20151222-0128581

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Meridian Partners, LLC 212 Heady Drive Nashville, TN 37219	[SAME]	082-07-0-085.00 and 082-07-172.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JH102, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MERIDIAN PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain improved real properties located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Properties").

The Properties are unimproved real properties known as **800 Meridian Street, Nashville, Davidson County, Tennessee 37207 and 301 Hancock Street, Nashville, Davidson County, Tennessee 37207**.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Properties in fee simple and Grantor has a good right to convey the Properties.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Properties to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

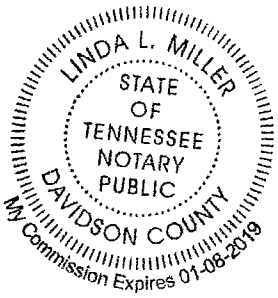
Talbott P. Ottinger

State of Tennessee
County of Davidson

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

Notary Public

My Commission Expires: 1-8-2019



Witness my hand this 21 day of December, 2015.

GRANTOR:

JH102, LLC, a Tennessee limited liability company

By: _____
Name: James H. Pfeffer
Its: Chief Manager

STATE OF TENNESSEE)
) SS:
COUNTY OF ~~DAVIDSON~~ Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Pfeffer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the Grantor, or a constituent of the Grantor and is authorized by the Grantor or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

BECKY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Signature

BECKY JONES
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 3-22-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me this the 21 day of December, 2015.

Notary Public

My Commission Expires: 3-22-16

BECKY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I
800 Meridian Street

Being part of the Southerly one-half of Hancock Street, between Meridian Street and the first alley West of same, shown on the Map of Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, of record in Book 57, Page 25, Register's Office of Davidson County, Tennessee, as closed and relocated by Bill No. 69-829 of the Council of Nashville and Davidson County, Tennessee, and in the office of the Clerk of said Council and described according to a survey made by Barge, Waggoner & Sumner, Engineers, December 13, 1967 (Disposition Survey Parcel 505-CA) as follows:

Beginning at an iron pin in the Westerly margin of Meridian Street, also being in the center of Hancock Street and 25 feet South of the Southwest corner of Meridian and Hancock Streets, as shown on the Original Map; running thence with the Westerly margin of Meridian Street, South 7° 13' West 17.00 feet to an iron pin in the Northerly margin of Hancock Street, as relocated; thence with the Northerly margin Hancock Street, as relocated, North 82° 47' West, 4.51 feet to an iron pin in the beginning of a curve and with said curve with a radius of 199.75 feet in the Northwesterly direction, a distance of 81.36 feet to an iron pin in the Northerly margin of Hancock Street, as relocated, same also being in center of Hancock Street as original shown on the Map; thence with the center of same, South 83° 14' East 83.63 feet to the beginning.

Beginning at a point at the Northwest corner of Meridian Street and Hancock Street, thence North with the Western margin of Meridian Street 50 feet to a point; thence West and parallel with Hancock Street 174-1/2 feet to an alley; thence South with said alley 50 feet to the North margin of Hancock Street; thence to the Northern margin of Hancock Street 174-1/2 feet to the beginning.

Being the same property conveyed by Quit Claim Deed from Building Masters, LLC, a Tennessee limited liability company to JH102, LLC, a Tennessee limited liability company, dated December 15, 2015 and recorded on the 15th day of December, 2015 in Instrument No. 20151215-0126182, Register's Office for Davidson County, Tennessee.

TRACT II
301 Hancock Street

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of East Nashville Real Estate Company's Plan, of record in Book 57, Page 11, Register's Office for said County.

Said Lot No. 32 fronts 60 feet on the northerly side of Hancock Street and runs back between parallel lines along the easterly margin of Meridian Street, 176 feet to an alley.

Being the same property conveyed by Quit Claim Deed from D219, LLC, a Tennessee limited liability company to JH102, LLC, a Tennessee limited liability company, dated December 15, 2015 and recorded on the 15th day of December, 2015 in Instrument No. 20151215-0126181, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DR V.S. LINDSLEY'S ADDITION TO EDGEFIELD, as recorded in Plat Book 57, Page(s) 25, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Tract I)

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST NASHVILLE REAL ESTATE COMPANY'S PLAN, as recorded in Plat Book 57, Page(s) 11, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Tract II)

4. Restrictions set out in Deed recorded in Book 4370, page 223. (Tract I and Tract II)

5. Subject to Reservations contained in Metro Council Bill No. 69-829. (Tract I and Tract II)