BILL GARRETT, Davidson County
Trans:T20150108573 DEEDWARRSP
Recvd: 12/23/15 13:45 8 pgs
Fees:43.00 Taxes:9731.00
20151223-0129297

This instrument prepared by and after recording return to:

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

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
LC Sobro, LLC 230 West Street Columbus, Ohio 43215	LC Sobro, LLC 230 West Street Columbus, Ohio 43215Attn. Finance Department	093-11-0-151.00 093-11-0-152.00 093-11-0-150.00 093-15-0-056.00 093-15-0-057.00 093-15-0-053.00 093-15-0-052.00

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, **ANNE EDWARDS, JAMES THOMAS EDWARDS, JR., ALAN ANDREW EDWARDS,** and **SCOTT COLEMAN EDWARDS** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LC SOBRO, LLC**, an Ohio 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.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Witness my hand this 23rd day of December, 2015.

Anne Edwards

Anne Edwards

James Thomas Edwards, Jr.

Alan Andrew Edwards

Alan Andrew Edwards

Scott Coleman Edwards

Scott Coleman Edwards

STATE OF TENNESSEE)

) SS.

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Anne Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 23rd day of December, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires: _____

Robert L. Scruggs

Notary Public

STATE OF TENNESSEE)

) SS.

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named James Thomas Edwards, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal at office located in Nashville, Tennessee this 23rd day of December, 2015.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)

) SS.

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Alan Andrew Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 23rd day of December, 2015.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)

) SS.

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Scott Coleman Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 28th day of December, 2015.

My Commission Expires: _____ Notary Public

[*Affidavit of Consideration on Following Page*]

STATE OF OHIO)

) SS.

COUNTY OF FRANKLIN)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,630,000.00, 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 22nd day of December, 2015.

NOTARY PUBLIC

My Commission Expires: _____

NOTARIAL SEAL
STATE OF OHIO

MARIA J. GARGRAVE
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

EXHIBIT "A"

Legal Description of the Property

TRACT I

Land in Davidson County, Tennessee, being Lot No. 8 and the northern half of Lot No. 9 in Campbell's Plan of Lots in South Nashville of record in Book U, Pages 682 and 683, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 8 and part of Lot No. 9 front together 90 feet on the westerly side of Second Avenue South, formerly Market Street, and run back between parallel lines 143 1/2 feet to an alley in the rear.

TRACT II

Land in Davidson County, Tennessee, being the southern one-half of Lot No. 9 in Campbell's Plan of Lots in South Nashville of record in Book U, Pages 682 and 683, Register's Office for Davidson County, Tennessee, described as follows:

Said southern one-half of said Lot No. 9 fronts 30 feet on the western side of Second Avenue South, formerly Market Street, and runs back between parallel lines westerly 143 1/2 feet to an alley and is bounded on the south by Lot No. 10 in said Campbell's plan.

TRACT III

PARCEL A

Land in Davidson County, Tennessee, being a certain lot situated on the northwest corner of Second Avenue South, formerly Market Street, and Ash Street being part of Lot No. 10 in Campbell's Plan of Lots in South Nashville of record in Book U, Pages 682 and 683, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. l0 fronts 29 feet 9 inches on Second Avenue South, formerly Market Street, and runs back between parallel lines 50 feet westwardly along Ash Street.

PARCEL B

Land in Davidson County, Tennessee, being a part of Lot No. 10 in Campbell's Plan of Lots in South Nashville of record in Book U, Pages 682 and 683, Register's Office for Davidson County, Tennessee, described as follows:

Being the north one-half of said Lot No. 10, fronting 29 feet 9 inches on the westerly side of Second Avenue South, formerly Market Street, running back westerly between parallel lines 143 1/2 feet to an alley.

TRACT IV

Land in Davidson County, Tennessee, being a certain lot on Ash Street in Nashville, Tennessee, being part of Lot No. 10 in Campbell's Plan of Lots in South Nashville of record in Book U, Pages 682 and 683, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly side of Ash Street, said point being 50 feet west of the westerly margin of Second Avenue South, formerly Market Street, and also being the southwest corner of the property described as Tract First in the deed of S. E. Baugh White, et al, to Lemuel R. Campbell, of record in Book 410, Page 285, Register's Office for Davidson County, Tennessee, from said beginning point; thence with the northerly margin of Ash Street, westerly 93 1/2 feet more or less, to the easterly margin of an alley; thence with said margin of said alley, northerly 29 3/4 feet to the southwesterly corner of the tract of land described as Tract Second in the deed of S. E. Baugh White to Lemuel R. Campbell, as aforesaid; thence with the southerly line of said Tract Second, easterly 93 1/2 feet, more or less, to the westerly boundary of the said Tract First, as described in said deed of White to Campbell, as aforesaid; thence with the westerly line of said Tract First, 29 3/4 feet to the point of beginning.

TRACT V

Being the east 20 feet of Lot No. 11 on the Map of Campbell's Plan of Lots in South Nashville of record in Book U, Pages 682 and 683, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 11 fronts 20 feet on the north side of Ash Street, formerly Troost Street, and runs back between parallel lines along the west margin of the 1st alley east of Third Avenue South 59 1/2 feet to the south line of Lot No. 12.

Being the same property conveyed to GEORGE D. EDWARDS, JR. AND JAMES THOMAS EDWARDS by deeds of record in Book 4166, Page 451, Book 4229, Page 815, Book 4234, Page 625, and in Book 4306, Page 420, said Register's Office. GEORGE D. EDWARDS AND JAMES T. EDWARDS conveyed their interest in said property to GEORG E D. EDWARDS ET UX, ANNE EDWARDS AND JAMES T. EDWARDS ET UX, EVELYN EDWARDS by deeds of record in Book 5386, Page 311, Book 5386, Page 313, Book 5386, Page 315, and in Book 5386, Page 317, said Register's Office. GEORGE D. EDWARDS died on or about October 18, 1979, leaving ANNE EDWARDS as the surviving tenant by entirety in a one-half undivided interest.

JAMES T. EDWARDS AND EVELYN EDWARDS created a tenants in common in their one-half undivided interest in said property by quitclaim deed of record in Instrument No. 200001060001807, said Register's Office.

JAMES T. EDWARDS died testate on or about January 29, 2011. He devised his interest in said property to his sons, JAMES THOMAS EDWARDS, JR., ALAN ANDREW EDWARDS AND SCOTT COLEMAN EDWARDS by will of record in Docket No. 11P464 in the Seventh Circuit Court of Davidson County, Probate Division. For further reference see quitclaim deed of record in Instrument No. 20120918-0084819, said Register's Office.

EVELYN EDWARDS conveyed her interest in said property to JAMES THOMAS EDWARDS FAMILY, LLC by quitclaim deed of record in Instrument No. 20120917-0084497, said Register's Office.

JAMES THOMAS EDWARDS FAMILY, LLC has conveyed its interest in said property to JAMES THOMAS EDWARDS, JR., ALAN ANDREW EDWARDS AND SCOTT COLEMAN EDWARDS, as tenants in common by quitclaim deed of record in Instrument No. 20150326-0026055, said Register's Office.

TRACT VI

Land in Davidson County, Tennessee, being the west part of Lot No. 11 on the Map of Campbell's Plan of Lots in South Nashville of record in Book U, Pages 682 and 683, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof by S. R. Sanford, Jr., Surveyor, September 11, 1946, as follows:

Said part of said Lot No. 11 fronts 61 feet on the easterly side of Third Avenue South and runs back between lines, 115.1 feet on the northerly line and 116 feet on the southerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to JAMES T. EDWARDS AND WIFE, EVELYN W. EDWARDS by deed from ASH STREET EQUITIES, A JOINT VENTURE CONSISTING OF LINDA G. BOYD AND BILL C. QUICK of record in Book 8609, Page 837, re-recorded in Book 8692, Page 121, dated April 24, 1992, said Register's Office. JAMES T. EDWARDS AND EVELYN EDWARDS created a tenants in common in said property, a one-half undivided interest each by quitclaim deed of record in Instrument No. 200001060001806, dated January 6, 2000, said Register's Office.

JAMES T. EDWARDS died testate on or about January 29, 2011. He devised his one-half undivided interest in said property to his sons, JAMES THOMAS EDWARDS, JR., ALAN ANDREW EDWARDS AND SCOTT COLEMAN EDWARDS by will of record in Docket No. 11P464, in the Seventh Circuit Court of Davidson County, Probate Division. For further reference see quitclaim deed of record in Instrument No. 20120918-0084817, dated September 17, 2012, said Register's Office.

EVELYN EDWARDS has conveyed her one-half undivided interest in said property to JAMES THOMAS EDWARDS FAMILY, LLC by quitclaim deed of record in Instrument No. 20120917-0084496, dated September 17, 2012, said Register's Office.

JAMES THOMAS EDWARDS FAMILY, LLC has conveyed its interest in said property to JAMES THOMAS EDWARDS, JR, ALAN ANDREW EDWARDS AND SCOTT COLEMAN EDWARDS, AS TENANTS IN COMMON by quitclaim deed of record in Instrument No. 20150326-0026055, dated March 25, 2015, said Register's Office.

Addresses	Tax ID Numbers
713 2nd Ave. S., Nashville, TN 37210	093-11-0-151.00
717 2nd Ave. S., Nashville, TN 37210	093-11-0-1 52.00
711 2nd Ave. S., Nashville, TN 37210	093-11-0-150.00
723 2nd Ave. S., Nashville, TN 37210	093-15-0-056.00
0 Ash Street, Nashville, TN 37210	093-15-0-057.00
204 Ash Street, Nashville, TN 37210	093-15-0-053.00
718 3rd Ave. S., Nashville, TN 37210	093-15-0-052.00
710 3rd Ave. S., Nashville, TN 37210	

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2015 and subsequent years, a lien, not yet due and payable.

2.