Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110095 DEEDWARR
Recvd: 12/30/15 14:06 3 pgs
Fees:18.00 Taxes:5106.00
20151230-0131188

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,380,000.00.**

Anderson
Affiant

Subscribed and sworn to before me, this the 29th day of December, 2015.

Notary Public

My commission expires: 9/11/17
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON My Commission

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SnapShop Development, LLC	New Owners	**Map 072-15-0 Parcels 243.00, 244.00, 245.00**
209 10th Avenue South, Suite 519		**249.00 AND 250.00**
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dragon Park, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SnapShop Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, as follows:

Tract 1:
BEING the easterly part of Lot No. 6 of Sharpe and Horn's Sixth Addition, a Plan of which is of record in Book 332, Page 118, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 6 fronts 100 feet on the westerly side of Riverside Drive and runs back between parallel lines 220 feet, more or less, on both its northerly and southerly boundary lines, to the center of a branch, so that the center of said branch forms the westerly boundary line of said Lot. However, the County has taken 10 feet from the front of said Lot so that the Lot herein conveyed will measure only 210 feet on both its northerly and southerly lines.

Tract 2:
BEING the easterly part of Lot No. 7 of Sharp and Horn's Sixth Addition, a Plan of which is of record in Book 332, Page 118, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 7 fronts 100 feet on the westerly side of Riverside Drive and runs back between parallel lines 220 feet, more or less, on the northerly line of said Lot to the center of a branch, this northerly boundary line being the southern boundary line of the Lot conveyed to the Riverside Drive Church of Christ, and the southerly line of the Lot herein conveyed runs back 175 feet, more or less, to the center of a branch, so that the center of said branch forms the westerly boundary line of said Lot. However, the County has taken 10 feet from the front of said Lot so that the Lot herein conveyed will measure 210 feet, more or less, on its northerly line, and 165 feet, more or less, on its southerly line.

Tract 3:
BEING Lot no. 36 and part of Lot No. 37 on the Map of P.M. Estes' Subdivision of Sharpe and Horn's Sixth Addition, as of record in Book 843, Page 39, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at a point on the northerly margin of Turner Avenue, 150 feet West of the westerly margin of Riverside Drive, at the southwest corner of Lot No. 22 on said Plan;

Thence, with the rear line of Lot Nos. 22, 23 and 24, northwardly, along a slight curve, 127 feet to a point in the westerly line of Lot No. 24;

Thence, westerly, parallel to the line between Lot Nos. 24 and 25, if extended, 15 feet to a point;

Thence, northwesterly 50 feet to a point in the line between Lot Nos. 29 and 37, 40 feet more or less West of the corner of Lot Nos. 26 and 29;

Thence, southwesterly, along the rear line of Lot Nos. 29, 30 and 31, 123.75 feet, more or less, to the easterly line of Lot No. 32;

Thence, with the line of said Lot southerly 46.5 feet to a point;
Thence, easterly 52.5 feet to a point;

Thence, southerly 100 feet to the northerly margin of Turner Avenue; Thence, with the margin of the same easterly 137 feet to the beginning.

TOGETHER with the northerly half of the former right-of-way of Turner Street which adjoins the above-described property along its southern boundary, which former right-of-way was closed and abandoned by Metropolitan Ordinance No. BL2001-620.

INCLUDED in the above description but EXCLUDED from this Tract 3 is a certain parcel of land conveyed to the Patane Hamilton Trust by warranty deed from Billy L. Akin and David E. McKee as Trustees of Riverside Drive Church of Christ, of record in Instrument No. 20140314-0021601, Register's Office for Davidson County, Tennessee, which excluded parcel is described as follows:

LAND situated in the 7th Council District of Davidson County, Tennessee, being part of Lot No. 36 on the Map showing M.P. Estes Subdivision of Lots Numbered 1-9 and part of Lots Numbered 10-13 in Sharp and Horn's 6th Addition, of record in Plat Book 843, Page 39, Register's Office for Davidson County, Tennessee, and also a portion of Turner Street, as abandoned by Metro Council Ordinance Number BL2001-620 and being more particularly described as follows:

Commencing at a ½ inch rod found on the easterly margin of Porter Road, said rod being a common corner between Hollis C.J. Inman, of record in Deed Book 6408, Page 469, Register's office for Davidson County, Tennessee, and Trustees of Riverside Drive Church of Christ, of record in Deed Book 4699, Page 210, said Register's Office, said rod also being 100' northerly from the north margin of Turner Street, an unimproved street, thence South 82 degrees, 59 minutes, 04 seconds East, a distance of 313.00 feet to an iron rod set, said rod being the Point of Beginning for the tract herein described.

Thence, along a new partition line, South 06 degrees, 33 minutes, 17 seconds West, a distance of 110.62 feet to an iron rod set in the line of Russell S. Jenkins, of record in Instrument No. 20090528-0048946, said Register's Office;

Thence, with the line of Jenkins, North 82 degrees, 21 minutes, 34 seconds West, a distance of 51.38 feet to an iron rod set at the corner of lands owned by the Trustees of Riverside Drive Church of Christ, of record in Deed Book 4699, Page 210, said Register's Office;

Thence, leaving the line of Jenkins and with the line of the Trustees of Riverside Drive Church of Christ, North 31 degrees, 39 minutes, 35 seconds East, a distance of 121.09 feet to the point of beginning.

BEING all of the same property conveyed to Dragon Park, LLC, a Tennessee limited liability company by Special Warranty Deed dated December 16, 2014, from Billy L. Akin and David E. McKee, Trustees of Riverside Drive Church of Christ, of record in Instrument No. 20141222-0116716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey
(2) Matters shown on the Plan of record in Book 332, Page 118 and Book 843, Page 39, Register's Office for Davidson County, Tennessee.
(3) Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4121, Page 504, and Book 4275, Page 210, Register's Office for Davidson County, Tennessee.
(4) Easements retained in the street closing, of record in Metropolitan County Ordinance No. BL2001-620.
(5) Conveyance of water tap in the deeds of record in Book 1088, Page 308 and Book 1142, Page 284, Register's Office for Davidson County, Tennessee.
(6) Restrictive Covenants of record in Book 1036, Page 109, and Book 1102, Page 7, Register's Office for Davidson County, Tennessee.
(7) Taxes for the year 2015 a lien now due and payable, which have been prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **1530 Riverside Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness its hand by its duly authorized officer this 29th day of December, 2015.

Dragon Park, LLC, a Tennessee limited liability company

By:_____
Dan Cook, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Dan Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Sole Member** of **Dragon Park, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Dan Cook** as **Sole Member.**

Witness my hand, at office at Nashville, Tennessee, this **29th** day of **December, 2015.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17