SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001841 DEEDWARRSP
Recvd: 01/08/16 10:36 5 pgs
Fees:28.00 Taxes:7995.70
20160108-0002016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,161,000.00.

Subscribed and sworn to before me, this the 5th day of January, 2016.

Notary Public

My Commission Expires: 3/6/18

KELLY F. STRINGHAM II
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
655 Melrose Partners 1100 Willis Branch Road Goodlettsville, TN 37072	118 08 0 263.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MHL, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to 655 MELROSE PARTNERS, a Tennessee general partnership (the "Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as 655 Melrose Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements; and all matter shown on the attached Exhibit B.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 5th day of January, 2016.

GRANTOR:

MHL, Inc., a Tennessee corporation

By: _____
Henry E. Levine
Chief Executive Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Henry E. Levine (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Executive Officer of MHL, Inc., a Tennessee corporation, the within named bargainor, and that he as such Chief Executive Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Executive Officer.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 5th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/18

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 2 on the Plat of Four-Forty Center, Resubdivision of Lot Number 3, of record in Plat Book 9700, Page 725, R.O.D.C. Tennessee:

Beginning at an iron rod found on the southerly margin of Melrose Avenue, the same being the common front corner of Lots 1 & 2 of said subdivision:

Thence along the south margin of Melrose Avenue as follows:

Thence, with said road, along a curve to the left, having a central angle of 8 deg. 08 min. 13 sec., a radius of 630.00 feet, a tangent of 44.81 feet, a length of 89.47 feet, and having a chord which bears South 82 deg. 34 min. 34 sec. E. a distance of 89.39 feet to an iron rod found.

Continuing with Melrose Avenue North 78 deg. 30 min. 55 sec. E. a distance of 136.37 feet; iron rod found.

Thence, with said road, along a curve to the left, having a central angle of 34 deg. 01 min. 07 sec., a radius of 570.00 feet, a tangent of 174.37 feet, a length of 338.43 feet, and having a chord which bears South 84 deg. 28 min. 34 sec. E, a distance of 333.48 feet to an iron rod found.

Thence, South 67 deg. 28 min. 02 sec. E, a distance of 106.80 feet, to an iron rod found.

Thence, with said road, along a curve to the left, having a central angle of 16 deg. 47 min. 08 sec., a radius of 730.00 feet, a tangent of 107.70 feet, a length of 213.86 feet, and having a chord which bears South 75 deg. 51 min. 36 sec. E, a distance of 213.10 feet to an iron rod found at the intersection of Melrose Avenue and Felts Avenue;

Thence, with said road, along a curve to the left, having a central angle of 80 deg. 04 min. 28 sec., a radius of 35.00 feet, a tangent of 29.41 feet, a length of 48.91 feet and having a chord which bears South 44 deg. 12 min. 22 sec. E, a distance of 45.03 feet to an iron rod found at a radius point in Felts Avenue;

Thence, leaving Felts Avenue N 77 deg. 52 min. 11 sec. W, a distance of 95.31 feet; to an iron rod found.

Thence, North 73 deg. 04 min. 55 sec. W, a distance of 356.96 feet, to an iron rod new.

Thence. with the west line of the land of Woodlawn Memorial Park, of record in Deed book 3910, Page 656, said Register's Office, South 15 deg. 12 min. 56 sec. W, a distance of 199.74 feet to a iron rod new being a common corner between Lots One and Two of the aforementioned Four-Forty Center:

Thence, with said common line North 74 deg. 05 min. 15 sec. W, a distance of 433.41 feet; to an iron rod found.

Thence, North 10 deg. 43 min. 42 sec. E, a distance of 69.90 feet to the point of beginning, and containing 82,730.721 square feet, or 1.899 acres.

Being all of Lot Number 2 on the aforementioned Plat of Four-Forty Center, of record in Plat Book 9700, Page 725, said Register's Office.

Being the same property conveyed to MHL, Inc., a Tennessee corporation, by deed of record as Instrument No. 2011129-0130707, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

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

2. Subject to all matters as shown on Plan of record in Book 9700, page 725, as corrected by Surveyor's Certification of Correction in Book 11134, page 747, Register's Office for Davidson County, Tennessee, including a 15' public utility easement.

3. Subject to Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3964, page 867, Register's Office for Davidson County, Tennessee.

4. Subject to unrecorded Lease Agreement by and between Melrose Properties, LLC and General Electric Corporation, dated December 20, 1999, and provision therein for first right of refusal.

5. Subject to restrictions contained in deed of record in Book 8048, page 353, Register's Office for Davidson County, Tennessee.

6. Subject to Declaration of Restrictive Covenants of record in Book 10212, page 614, Register's Office for Davidson County. Tennessee.

7. Subject to all matters as shown on the survey by Dale & Associates dated November 12, 2001, #97115.