File No. 2015093994

This instrument was prepared by Stanley M. Ross of the law firm of Harvill Ross, PLLC, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

227 2nd Ave N LLC
611 Madison St., Apt. 8
Clarksville, TN 37040-3770

OWNER AND PROPERTY ADDRESS:

227 2nd Ave N LLC
227 2nd Ave. N.
Nashville TN37201

BILL GARRETT, Davidson County
Trans:T20160004533 DEEDWARRSP
Recvd: 01/19/16 11:06 2 pgs
Fees:13.00 Taxes:10360.00
20160119-0004946

SCOTT CHAMBERS

TO: SPECIAL WARRANTY DEED

227 2ND AVE N LLC

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **SCOTT CHAMBERS** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **227 2ND AVE N LLC**, a Tennessee limited liability company **Grantee** and in this deed called the **"Grantee"**, in fee simple absolute, and unto **Grantee's** successors and assigns forever, the following described real estate, together with any and all the improvements, appurtenances, estate, title and interest located on the real estate, situated in the Nineteenth (19th) Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, to-wit:

Land lying in the southwest corner of the intersection of 2nd Avenue North and Alley #3 in the 19th Councilmanic District of Metropolitan Nashville Davidson, County, Tennessee. Being the land deed to C. Dewey Branstetter, Jr. and Jane B. Stranch by deed of record in Book 9099, Page 112, in the Register's Office for Davidson County (R.O.D.C), Tennessee and being Lot 1 and the southerly part of Lot 2 on the Plan of John M. Hill's Subdivision of Lot 25 on the Original Plan of the Town of Nashville as recorded in Book 21, Page 109, R.O.D.C, Tennessee and more particularly described as follows:

Beginning at a "MAG" nail (new) at the intersection of the west right of way line of 2nd Avenue North and South right of way line of Alley #3;

1. Thence with the west right of way line of 2nd Avenue North, South 26 degrees 54 minutes 36 seconds East, a distance of 28.32 feet to a "MAG" nail (new) at the northeast corner the land deeded to 21C Nashville, LLC by recorded in Instrument No. 20140725-0066199, R.O.D.C., Tennessee;
2. Thence the North line of 21C Nashville and with the face of a building South 62 degrees 32 minutes 24 seconds West, 113.16 feet to a "MAG" nail (new) on the east line of the land deeded to Scott C. Chambers by deed recorded in Instrument No. 20131219-0128484, R.O.D.C., Tennessee;
3. Thence with the East line of Scott C. Chambers, North 27 degrees 15 minutes 14 seconds West, a distance of 28.33 feet to a "MAG" nail (new) on the south right of way line of Alley #3;
4. Thence with the south right of way line of Alley #3, North 62 degrees 32 minutes 46 seconds East, a distance of 113.33 feet to the point of beginning, containing 3,207 square feet or 0.07 acre, more or less.

This being the same real estate conveyed to **Grantor** by Deed of record in Instrument No. 20141120-0107126 and Instrument No. 20141120-0107127, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is093-02-3-158-00.

TO HAVE AND TO HOLD said real estate together with any and all improvements, appurtenances, estate, title and interest thereon unto **Grantee**, and unto **Grantee's** heirs and assigns forever.

SUBJECT to all terms, matters, restrictions and conditions as shown the Plan of record in Book 21, Page 109 , Register's Office for Davidson County, Tennessee and subject to Encroachment Agreement of record in Book 6813, Page 413, Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that Grantor is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant specially and defend the title thereto against the lawful claims of all persons claiming by, through, or under **Grantor**, but not further or otherwise.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 15th day of January, 2016.

GRANTOR:

Scott Chambers

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Scott Chambers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 15th day of January, 2016

NOTARY PUBLIC **SEAL**

Commission Expires: 11/17/19

STANLEY M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$2,800,000.00.**

SWORN AND SUBSCRIBED TO before me on this the 15th day of January, 2016.

AFFIANT

NOTARY PUBLIC **SEAL**

Commission expires: 11/17/19

STANLEY M. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY