BILL GARRETT, Davidson County
Trans:T20160006880 DEEDWARRSP
Recvd: 01/26/16 15:21 4 pgs
Fees:23.00 Taxes:1295.00
20160126-0007571

FROM: Alfred M. Carnahan

TO: Digby Adler Group, LLC, a California limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Digby Adler Group, LLC 2200 Cesar Chavez #16 San Francisco, CA 94124	(same)	Map 94 Parcel 180

THIS INSTRUMENT PREPARED BY: Fisher Matthews PLLC, Rebekah E. Fisher, Esq., 5556 Franklin Road, Suite 202, Nashville, Tennessee 37220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Rebekah E. Fisher
Affiant

Subscribed and sworn to (or affirmed) before me on this 20th day of January, 2016 by Rebekah E. Fisher, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Cynthia Medlin
Signature of Notary Public

CYNTHIA MEDLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(Notary Seal)
My Commission Expires MAR. 6, 2018

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alfred M. Carnahan**, also known as Alfred M. Carnahan, Jr., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **Digby Adler Group, LLC,** a California limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

See **Exhibit A** attached hereto for complete Legal Description

This is improved property located at 1231 Lebanon Pike, Nashville, Tennessee 37210.

Said property is transferred SUBJECT TO all matters shown on **Exhibit B** attached hereto and

incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 my hand this 20th day of January, 2016.

Alfred M. Carnahan a/k/a Alfred M. Carnahan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alfred M. Carnahan a/k/a Alfred M. Carnahan, Jr., 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 within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at my office in Nashville, Tennessee, this the 20th day of January, 2016.

Cynthia Medlin
NOTARY PUBLIC

My Commission Expires: 3-6-18

CYNTHIA MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Beasley Commercial Subdivision, Section 2, as shown on plat of record in Plat Book 7900, page 159, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alfred M. Carnahan by deed from Thomas W. Beasley, of record in Book 11131, Page 985, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

Taxes for the year 2016, a lien, due and payable but not yet delinquent.

Subject to all matters shown on the plan of record in Plat Book 7900, page 159, Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5420, page 855, Register's Office of Davidson County, Tennessee.

4811-2374-1228, v. 1