BILL GARRETT, Davidson County
Trans:T20160007246 DEEDWARRSP
Recvd: 01/27/16 16:24 4 pgs
Fees:23.00 Taxes:4625.00
20160127-0008032

This Instrument Prepared By:
Parker S. Hanks
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

Address New Owner as Follows:	*Send Tax Bills To*
Unique Holdings, LLC 1414 3rd Avenue South Nashville, Tennessee 37210	Unique Holdings, LLC 1414 3rd Avenue South Nashville, Tennessee 37210
Map & Parcel Nos.: 105-070-443.00	

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **THE NATCHEZ GROUP, LLC**, a Tennessee limited liability company ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **UNIQUE HOLDINGS, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at 1400 3rd Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2016.

STEPHANIE EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9.10.18

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

Executed as of the 25th day of January, 2016.

GRANTOR:

THE NATCHEZ GROUP, LLC,
a Tennessee limited liability company

By: A. T. Preston
Name: Aubrey T. Preston
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Aubrey T. Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of The Natchez Group, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 25th day of January, 2016.

STEPHANIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Stephanie Evans
Notary Public
My Commission Expires: 9.10.18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tennessee Mat Subdivision, as shown on plat of record in Plat Book 7900, page 787, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Together with a perpetual easement for any lawful purpose other than the erection of an permanent structure thereon (the "Easement") running the land bordering Lot No. 2 on the aforementioned plat of Tennessee Mat Subdivision and more particularly described as follows:

Beginning at a northeasterly corner of Lot 2 on the Plan of Tennessee Mat Subdivision as of record in Plat Book 7900, page 787, Register's Office for Davidson County, Tennessee;

Thence, South 40 degrees 36 minutes 57 seconds East 11.00 feet to a point;

Thence, South 48 degrees 54 minutes 18 seconds West 52.05 feet to a point;

Thence, South 68 degrees 33 minutes 09 seconds West 32.72 feet to a point;

Thence, North 48 degrees 54 minutes 18 seconds East 82.95 feet to the point of beginning containing 742 square feet or 0.017 acres.

Being the same property conveyed to The Natchez Group, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20160127-0008031 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable. (Map & Parcel #105-070-443.00 - 2014 Davidson County taxes are paid for $12,783.88)

2. All matters shown on the plat of record in Book 7900, Page 787, in the Register's Office for Davidson County, Tennessee.

3. Subject to terms, conditions and easements retained in Metro Council Bill No. O83-089, as also recorded in Book 9437, page 477, in the Register's Office for Davidson County, Tennessee.

4. All easements, covenants, restrictions and other matters of record affecting the Property.