SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008086 DEEDWARRSP
Recvd: 01/29/16 15:28 4 pgs
Fees:23.00 Taxes:20350.00
20160129-0009042

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$5,500,000.00**.

Subscribed and sworn to before me, this the 29th day of January, 2016.

Notary Public

My Commission Expires: 9-11-2017

CHRIS RAYBECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

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:
JBW HOLDINGS, LLC 119 3rd Avenue South Nashville, TN 37201	093-06-4-006.00	JBW HOLDINGS, LLC 119 3rd Avenue South Nashville, TN 37201

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 which are hereby acknowledged, **Wanda Lawrence Proctor, Executrix of the Estate of Ida Frances Lawrence** (the "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **JBW Holdings, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

See Exhibit A, attached and incorporated herein.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that said tract or parcel is free from any lien or encumbrance whatsoever, except for taxes for the year 2016 and all subsequent years and all matters of public record.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to 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.

[Signature page follows.]

[Signature page(s) to Special Warranty Deed]

WITNESS this the 29 day of January, 2016.

GRANTOR:
Estate of Ida Frances Lawrence

Wanda Lawrence Proctor, Executrix
Wanda Lawrence Proctor, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Wanda Lawrence Proctor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Ida Frances Lawrence, and is authorized to execute this instrument on behalf of the Estate of Ida Frances Lawrence.

WITNESS my hand and seal at office this 27th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 9/11/2017

CHRIS RAYBECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being part of Lot No. 31, as shown on the map entitled First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, 60 feet 5-1/4 inches easterly from the easterly margin of an alley, which intersects Broadway between Fourth and Fifth Avenues; running thence easterly, with the southerly margin of Broadway, 25 feet; thence at right angles, southerly 180 feet, more or less, to the northerly margin of an alley; thence westerly with the northerly margin of said alley, 25 feet; thence northerly and parallel with the first above mentioned alley, 180 feet, more or less, to the beginning.

Being the same property conveyed to JACK W. LAWRENCE AND WIFE, IDA FRANCES LAWRENCE, by deed from MARY WATSON QUARLES AND HUSBAND, W. H. QUARLES, of record in Book 3876, Page 331, dated April 1, 1965, said Register's Office. JACK W. LAWRENCE died on or about November 22, 1994, leaving IDA FRANCES LAWRENCE as the surviving tenant by the entirety. IDA FRANCES LAWRENCE died testate on or about May 2, 2015. Pursuant to the provisions of her will of record in Will Book 2015, Page 845, Probate Court for Sumner County, Tennessee, said property is to be administered as part of her probate estate.