WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/16 14:48 3 pgs
Fees:18.00 Taxes:7622.00
20160202-0010219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $2,060,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOLO 37208, LLC	HOLO 37208, LLC	M/P 081-06-0-229.00 M/P 081-02-0-009.00
(NAME)	(NAME)	
2501 & 2521 Clarksville Pike	1824 Jefferson Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **New Urban Centers, Inc.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HOLO 37208, LLC** HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being part of the Old Fox tract of land marked, "Deadrick" 25 acres of the Plan of the Nichol property, as of record in Book 31, page 603, Register's Office for said County, described according to a survey recently made by Hickerson-Hickerson, Engineers, (updated) as follows:

Beginning at the east margin of the Becks Spring Road at the Southwest corner of a small lot of land conveyed by John Fox, et ux, to Thomas Hagey by deed of record in Book 149, page 164, said Register's Office; thence along said margin South 2 deg. 59 min. West 478.7 west to a concrete monument, the northwest corner of Lot No. 6 of the Carolann Acres, a plan of which is of record in Book 2083, page 30, said Register's Office; thence along the northerly margin of said Lot No. 6, South 86 deg. 25 East 231.5 feet to a concrete monument; thence along the east margin of said Lot No. 6, South 3 deg. 08 min. West 5.3 feet to an iron pin, being the northwest corner of the property conveyed to A.D. Hewlett, et ux, by deed from Joe Forte et ux, of record in Book 2304, page 483, Register's Office for said County; thence along the north margin of said Hewlett property South 88 deg. 03 min. East 221.2 feet to a point in the west margin of 25th Avenue North; thence along said margin North 3 deg. 07 min. East 476.8 feet to the southerly margin of Hydes Ferry Pike; thence along the margin of said Pike North 60 deg. 56 min. West 359.3 feet to an iron pin, said Hagey's northeast corner; thence along Hagey's east line, South 1 deg. 38 min. West 157.5 feet to a point, Hagey's southeast corner; thence along Hagey's south line North 84 deg. 58 min. West 135.5 feet to the point of beginning.

Being the same property conveyed to NEW URBAN CENTERS, INC., by deed from CUMBERLAND ENTERTAINMENT CORPORATION, of record as Instrument No. 20010126-0008101, dated January 22, 2001, said Register's Office.

Tract 2:
A certain tract or parcel of land located in the City of Nashville, 8th, formerly 13th Civil District, County of Davidson, State of Tennessee, to-wit:

Beginning at the southeast corner of 26th Avenue North, formerly Beck Spring Road, and Clarksville Highway, also known as U.S. Highway 41-A; thence, South 62° 00' East along the southerly margain of said Clarksville Highway 150.00 feet to a concrete monument therein; thence South 00° 03' 28" East 157.29 feet to a concrete monument; thence North 87° 53" 52" West 135.74 feet to a concrete monument in the easterly margin of said 26th Avenue North; thence, North 00° 47' East along the easterly margin of said 26th Avenue North 222.75 feet to the point of beginning, according to survey dated September 2, 1965, and prepared by James A. Hamilton, Jr., a Tennessee Registered Engineer.

Being the same property conveyed to NEW URBAN CENTERS, INC., A TENNESSEE CORPORATION by Installment Deed from MARVIN S. EVANS, JR. TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF MARVIN S. EVANS AND LAURA F. EVANS DATED MAY 17, 2011, of record in Instrument No. 20150331-0027917, dated April 11, 2014, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that property conveyed to United Land Holdings, LLC, a Tennessee limited liability company by deed from Natalie - I Corporation, a Tennessee corporation, of record in Instrument No. 20141223-0117676, dated December 17, 2014, said Register's Office.

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 we do covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its Successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its succesors and assigns, against the lawful claims of all persons whomsoever. 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.

Executed by its hand this 26th Day of January, 2016.

NEW URBAN CENTERS, INC., A TENNESSEE CORPORATION

By: _____
Richard A Lewis, Sr., President

By: _____
John H Otey, Jr., Secretary

STATE of TENNESSEE
COUNTY of DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RICHARD A. LEWIS, SR. and JOHN H. OTEY, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be President and Secretary of New Urban Centers, Inc., the within named bargainor, a Tennessee Corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of January, 2016.

_____
Notary Public

My Commission Expires: 5/8/17

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

4831-7833-5021.2

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE