This instrument was prepared by:
J. Trent Lehman
1646 Westgate Circle
Suite 102
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160014773 DEEDWARR
Recvd: 02/23/16 12:07 3 pgs
Fees:18.00 Taxes:11100.00
20160223-0017153

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
600 Ninth Partners, LLC c/o David Creed Registered Agent 155 Franklin Road; Ste. 153 Brentwood, TN 37027	[Same]	093-14-0-555.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Ries and spouse, H. Dianne Ries** ("Grantor"), does hereby transfer, convey and warrant unto **600 Ninth Partners, LLC** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is improved property commonly known as 600 9th Avenue South, Nashville, Tennessee, 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title, interest and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his successors and assigns, forever, to the said Grantee;

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has a good right to sell and convey the same; and that the same is unencumbered, except for the lien of ad valorem real estate taxes for 2016 and future years, not yet due and payable;

AND Grantor does further covenant and bind himself, his heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this February 22, 2016

GRANTOR:

Robert E. Ries

H. Dianne Ries

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Ries and H. Dianne Ries, the within named bargainor, 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 foregoing instrument for the purposes contained therein.

WITNESS my hand and seal at office this February 22, 2016.

Notary Signature

J. Trent Lehman

Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever ~~is greater~~ for this transfer is $3,000,000.00

Affiant

Subscribed and sworn to before me this February 22, 2016.

Notary Public

My Commission Expires: 7/3/2017

RUSSELL THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 3, 2017

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being the northerly 23 feet of Lot 14 and all of Lots 15 & 16, as shown on the map entitled Bass First Addition to Nashville, of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

BEGINNING at a PK Nail set on the eastern right-of-way line of 9th Avenue South, having a right-of-way width of 50 feet, the same point also being the northwest corner of the Bravo Development, LLC property as described in Instrument Number 20151110-0114237 as being a portion of Lot 14 of the John M. Bass' First Addition to Nashville subdivision as recorded in Plat Book 21, Page 114 in the Register's Office for Davidson County, Tennessee and being the southwestern most corner of the property being herein described; thence, leaving said point with and along the eastern right-of-way line of 9th Avenue South, North 06 degrees 31 minutes 35 seconds East, 120.00 feet to a PK Nail set at the intersection of the eastern right-of-way line of 9th Avenue South and the southern right-of-way line Gleaves Street, having a right-of-way width of 50 feet; thence, leaving said point, with and along the southern right-of-way line of Gleaves Street, South 82 degrees 48 minutes 03 seconds East, 150.00 feet to a PK Nail set at the intersection point of the southern right-of-way line of Gleaves Street and the western right-of-way line a 15 foot wide public alley; thence, leaving said point with and along the western right-of-way line of the aforementioned alley, South 06 degrees 31 minutes 35 seconds West, 120.00 feet to a PK Nail set at the southeast corner of the the property being herein described; thence, leaving said point North 82 degrees 48 minutes 03 seconds West, 150.00 feet to the POINT OF BEGINNING. According to a survey dated February 8, 2016 by Clint T. Elliot, TNRLS #2347

Being the same property conveyed to Robert E. Ries and spouse, H. Dianne Ries by Quitclaim Deed from 600 Ninth Avenue South, LLC of Record in Instrument No. 20071022-0125050, Register's Office for Davidson County, Tennessee.