This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

BILL GARRETT, Davidson County
Trans:T20160018224 DEEDWARRSP
Recvd: 03/07/16 08:13 6 pgs
Fees:33.00 Taxes:11100.00
20160307-0021195

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
LC SOBRO, LLC 230 West Street Columbus, Ohio 43215	LC SOBRO, LLC 230 West Street Columbus, Ohio 43215	093-11012100 093-11012000 093-11011800 093-15002400 093-15002500 093-15002600

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LC SOBRO, LLC**, an Ohio limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of March, 2016.

GRANTOR:

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: Sole Member and Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hassan Mousavi, the Sole Member and Manager of Richland South, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Sole Member and Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Richland South, LLC as such Sole Member and Manager.

Witness my hand and official seal this 4th day of March, 2016.

_____
Notary Public

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
1/8/19

STATE OF TN

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 4th day of March, 2016.

_____
NOTARY PUBLIC

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/8/19

Exhibit "A"

Legal Description of Property

TRACT I

Land in Davidson County, Tennessee, being the southerly 46 feet of Lot No. 26 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County.

Said part of Lot No. 26 fronts 46 feet on the southerly side of Third Avenue South, formerly College Street, and runs back between parallel lines with the southerly margin of Elm Street, as now established 138-1/2 feet to an alley.

TRACT II

Land in Davidson County, Tennessee, being the south one-half of Lot No. 28 on the Map of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County.

Said part of said lot fronts 30 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines 138-1/2 feet to an alley.

TRACT III

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County.

Said Lot No. 29 fronts 60 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines 138-1/2 feet, more or less, to an alley.

TRACT IV

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County.

Said Lot No. 30 fronts sixty (60) feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines more or less, one hundred thirty-eight and one-half (138-1/2) feet to an alley.

TRACT V

Land in Davidson County, Tennessee, being the north 28 feet 6 inches of Lot No. 31 on the Map of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County,

Said part of Lot No. 31 fronts 28 feet 6 inches on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines, 138 feet 6 inches to an alley.

TRACT VI

Land in Davidson County, Tennessee, being the southerly 31 feet of Lot No. 31 on the Map of Campbell's

South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County.

Said part of Lot No. 31 fronts 31 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines, with the northerly margin of Ash Street, formerly Campbell or Troost Street, 138-1/2 feet to an alley.

Being the same property conveyed to RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from MICHAEL R. GARRISON, EXECUTOR OF THE ESTATE OF JOHN T. GARRISON of record in Instrument No. 20120911-0082202, dated September 10, 2012, said Register's Office.

TRACT VII

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 28 on the Map of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County.

Said part of Lot No. 28 fronts 30 feet on the westerly side of Third Avenue, South, formerly College Street, and runs back between parallel lines 138-1/2 feet to an alley.

Being the same property conveyed to RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from RICHARD D. PILIPONIS AND JAMES S. HIGGINS of record in Instrument No. 20130816-0086336, dated August 14, 2013, said Register's Office.

TRACT VIII

Land in Davidson County, Tennessee, being in the 2nd, formerly the 13th Ward of City of Nashville, and being the northerly one-half of Lot No. 27 on the Map of Campbell's South Nashville Lots, as of record in Book "U", Pages 682 and 683, Register's Office for said County, and being Lot "A" on the Plan of the subdivsion of said Lot No. 27, as of record in Minute Book "A" Page 18, Chancery Court of Nashville, Tennessee.

Said Lot "A" fronts 30 feet on the westerly side of Third Avenue, South, formerly College Street, and runs back between parallel lines, 138 feet to an alley.

Being the same property conveyed to ROBERT L. SCRUGGS, TRUSTEE by deed from JAMES THOMAS EDWARDS FAMILY, LLC AND ANNE EDWARDS of record in Instrument No. 20130430-0042805, dated April 29, 2013, said Register's Office. ROBERT L. SCRUGGS, TRUSTEE has since conveyed his interest in said property to RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20140129-0008189, dated January 16, 2014, said Register's Office.

Addresses:	Tax ID Numbers:
703 3rd Avenue S., Nashville, TN 37210	093-11012100
705 3rd Avenue S., Nashville, TN 37210	093-11012000
709 3rd Avenue S., Nashville, TN 37210	093-11011800
719 3rd Avenue S., Nashville, TN 37210	093-15002400
721 3rd Avenue S., Nashville, TN 37210	093-15002500
723 3rd Avenue S., Nashville, TN 37210	093-15002600

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2016 a lien not yet due or payable.

2. All matters shown on ALTA/ACSM Land Title Survey of the Richland South, LLC Property prepared by Crawford & Cummings, P.C., bearing the seal and certification of J. Alan Cummings, Tennessee Registered Land Surveyor No. 2351, as CCPC Job No. 15-054, dated May 20, 2015, last revised February 15, 2016.