BILL GARRETT, Davidson County
Trans:T20160026689 DEEDWARRSP
Recvd: 04/01/16 15:46 4 pgs
Fees:23.00 Taxes:8325.00
20160401-0031318

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Montrose Land Group, LLC
900 Montrose Avenue
Nashville, Tennessee 37204

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 105-13
Parcel 102

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ELMWOOD PARTNERS**, a Tennessee general partnership (hereinafter the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MONTROSE LAND GROUP, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved property known as 1204 Elmwood Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

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

AND Grantor does further covenant and bind itself, and its respective successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 1st day of April, 2016.

ELMWOOD PARTNERS,
a Tennessee general partnership

By: _____
Name: Eric Satz
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Satz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of **ELMWOOD PARTNERS**, the within named bargainor, a Tennessee general partnership, and that he, as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

WITNESS my hand, at office, this 1st day of April, 2016.

_____
NOTARY PUBLIC

My Commission Expires:

_____

FRED RUSSELL HARWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,250,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 1st day of April, 2016.

_____
Notary Public

My Commission Expires:

_____

FRED RUSSELL HARWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2016

4158860/1

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land lying in the 18th Council District of Nashville, Davidson County, Tennessee, said tract being parcel 102 as shown on tax map 105-13 owner of record being Elmwood Partners as of record in instrument no. 201209260087508, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin old, said pin being located approximately 240 feet west of the westerly right of way return of 12th Avenue South and along the northerly right of way of Elmwood Avenue, said pin also being located at the intersection of the northerly right of way line of Elmwood Avenue and the easterly right of way line of Alley No. 428, said pin also being the southwest corner of the herein described tract of land;

Thence, with the right of way line of Alley No. 428, North 00 deg 07 min 42 sec East, 145.52 feet to an iron pin old, said pin being a corner common with the 1221 Partners, L.L.C. property as of record in book 10579, page 404, R.O.D.C., TN.,

Thence, with the said Partners property, the following bearings and distances:

Thence, North 89 deg 51 min 22 sec East, 80.00 feet to an iron pin new;

Thence, South 00 deg 07 min 43 sec West, 145.42 feet to an iron pin old located in the northerly right of way line of said Elmwood Avenue;

Thence, with the said right of way line, South 89 deg 47 min 18 sec West, 80.00 feet to the point of beginning.

Containing 11,638 square feet or 0.267 acres, more or less

Being the same property conveyed to ELMWOOD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from JOHN E. HARTRIDGE, of record in Instrument No. 20120926-0087507 and Instrument No. 20120926-0087508, dated September 24, 2012, said Register's Office.

EXHIBIT B

This conveyance is made subject to:

1. Taxes for the year 2016, which have been prorated and assumed by the Grantee.

2. Restrictive Covenants contained in an instrument of record in Book 323, Page 101, Register's Office for Davidson County, Tennessee.

3. All matters on the Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

4. All matters on the survey dated March 25, 2016 of HFR Design (Michael Williams, TN RLS No. 1906).