This instrument prepared by
and after recording return to:

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

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
2nd & Hart Partners LLC 4317 Sunnybrook Dr. Nashville, TN 37205	2nd & Hart Partners LLC 4317 Sunnybrook Dr. Nashville, TN 37205	105-7-423.00

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, **REDLINE PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **2ND & HART PARTNERS LLC**, a Tennessee 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]

BILL GARRETT, Davidson County
Trans:T20160035384 DEEDWARRSP
Recvd: 04/29/16 09:39 4 pgs
Fees:23.00 Taxes:370.00
20160429-0041937

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of April, 2016.

GRANTOR:

REDLINE PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Brian Russell
Its: President

STATE OF Tennessee

COUNTY OF Davidson

Before me, Natalie Sulzby, a Notary Public of the State and County aforesaid, personally appeared Brian Russell, the President of RedLine Properties, LLC, a Tennessee limited liability company, 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 President of RedLine Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company.

Witness my hand and official seal, at office located in Nashville, TN this 28th day of April, 2016.

_____
Notary Public

NATALIE SULZBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

June 21, 2016

My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 100,000.00, 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 28th day of ~~March~~ April, 2016.

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

_____
NOTARY PUBLIC

Exhibit "A"

Legal Description

Being Lots Nos. 57 and 60 and part of Lot No. 56 on the Plan of Trimble's Addition to Nashville, as of record in Book 19, Page 220, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of South Hill Street at the intersection of the same and the Easterly margin of Second Avenue South; thence with the Easterly 188-1/2 feet to the Westerly margin of an alley; thence with the same, Southerly 175 feet to the Northerly margin of South Hill Street; thence with the same, Westerly 188-1/2 feet to the beginning.

Being the same property conveyed to RedLine Properties, LLC, a Tennessee limited liability company, by Warranty Deed from H & J Realty, a Tennessee general partnership, of record as Instrument No. 20140228-0017336, Register's Office for Davidson County, Tennessee.

Address: 0 2nd Avenue South, Nashville, Tennessee 37210

Tax ID No: 105-7-423.00

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.

2. Any mineral or mineral rights leased, granted or retained by current or prior owners.

3. Matters disclosed on Plat, of record in Plat Book 19, page 220, Register's Office for Davidson County, Tennessee.