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.

BILL GARRETT, Davidson County
Trans:T20160037465 DEEDWARRSP
Recvd: 05/05/16 12:11 5 pgs
Fees:28.00 Taxes:7122.50
20160505-0044577

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
TMP, LLC 123 N. Court Street Fayetteville, WV 25840	TMP, LLC 123 N. Court Street Fayetteville, WV 25840	Map 93-10 Parcel 242.00

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, **TP1 5TH AVENUE, 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 **TMP, LLC**, a South Carolina 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 the lawful claims of all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures begin on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of May, 2016.

TP1 5TH AVENUE, LLC,
a Tennessee limited liability company

By: Towery Holdings, LLC,
a Tennessee limited liability company
its Sole Member

By: _____
Name: W. McClain Towery
Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. McClain Towery, 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 within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of TOWERY HOLDINGS, LLC, a Tennessee limited liability company, the Sole Member of TP1 5TH AVENUE, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 5th day of May, 2016.

_____
NOTARY PUBLIC

My Commission Expires:
5/6/19

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

[*Affidavit of Consideration on Following Page*]

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 $1,925,000.00, 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 5th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: _____

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

4842-7291-9089.3

EXHIBIT "A"

Legal Description of the Property

Tract No. I:

Being part of Lot No. 18 on the plat of Barrow Grove, as of record in Deed Book "S", page 279, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning on the westerly margin of Fifth Avenue, South, formerly Davidson Street, at the Southeast corner of the property conveyed to Workman's Circle by deed from Anna Bloomstein, et al, of record in Book 723, page 105, said Register's Office; thence with said Avenue, southwardly 30 feet, more or less, to the Northeast corner of the property conveyed to I. Komisar by deed from Henry Weinbaum, et al., of record in Book 1260, page 139, said Register's Office; thence with said Komisar's northerly line, westwardly 210 feet, more or less, to the easterly margin of an alley; thence with alley, northwardly 30 feet, more or less, to the Southwest corner of said Workman's Circle lot; thence with the southerly line of same, eastwardly 210 feet, more or less to the beginning.

Tract No. II:

Being the northerly 16 3/4 feet of Lot No. 17 and the southerly 13 1/4 feet of Lot No. 18 on the Plan of Barrow Grove, as of record in Deed Book "S", page 279, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 17 and 18 front together 30 feet on the westerly side of 5th Avenue South, formerly Davidson Street, and run back between parallel lines 210 feet to an alley.

Tracts I and II:

Being the same property conveyed to TOWERY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GRAINING EQUIPMENT COMPANY, A TENNESSEE CORPORATION, of record in Instrument No. 20121227-0119117, dated December 21, 2012, said Register's Office. Being further conveyed to TOWERY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from TOWERY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20131113-0117515, dated November 12, 2013, said Register's Office. Being further conveyed to TP1 5TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from TOWERY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150128-0008291, dated January 27, 2015, said Register's Office.

Physical Address: 525 5th Avenue, South, Nashville, TN
Tax ID No.: 093-10-0-242-00

EXHIBIT "B"

Permitted Exceptions

1. Real property taxes for 2016 and subsequent years, a lien, but not yet due and payable.

2. Those matters shown on that certain ALTA/ACSM Land Title Survey by Kenneth D. Church, TN RLS No. 1004 with Gresham Smith and Partners dated February 11, 2016, last revised March 31, 2016.