SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

G-SIXTEN-16-1235

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fresh Pressed Properties, LLC **C/O Adam Diskin**	**Fresh Pressed Properties, LLC** **C/O Adam Diskin**	
(NAME) **1229 Nichol Lane**	(NAME) **1229 Nichol Lane**	**105071A00300CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIXTEN LAND GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FRESH PRESSED PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3, THE FINERY, as shown on Declaration for the Finery Master Condominium of record in Instrument No. 20150807-0079087, corrected in Instrument No. 20151005-0101050 and amended in Instrument No. 20160601-0054729, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Arden Bowman, Jr., a married man, and Mark Bowman, Sr., a single man to SixTen Land Group, LLC, a Tennessee limited liability company, as recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075566; part of General Warranty Deed from Arden Bowman, Jr., a married man, and Mark Bowman, Sr., a single man to SixTen Land Group LLC, a Tennessee limited liability company, as recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075565 and part of Warranty Deed from Waste Management Inc. of Tennessee, a corporation to Arden Bowman, Jr. and Mark Bowman, Sr., as recorded on the 3rd day of June, 1994 in Deed Book 9367, Page 654, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Subject to all matters set out in Metro Ordinance No. 77-786.
- Declaration of The Finery Master Condominium recorded in Instrument No. 20150807-0079087, corrected by Scrivener's Affidavit recorded at Instrument No. 20151005-0101050 and amended in Instrument No. 20160601-0054729, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1235 Martin Street, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20160047824 DEEDWARRSP
Recvd: 06/07/16 09:21 2 pgs
Fees:13.00 Taxes:3607.50
20160607-0057166

Witness my hand this the 1st day of June, 2016.

SixTen Land Group LLC, a Tennessee limited liability company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SIXTEN LAND GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of June, 2016.

_____
Notary Public

My Commission Expires: 3/16/18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212