THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057781** BILL GARRETT, Davidson County Trans:T20160054082 DEEDWARR Recvd: 06/24/16 12:51 2 pgs Fees:13.00 Taxes:8177.00 20160624-0064727	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,210,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-1-2017

WARRANTY DEED

Address New Owner: Gulch Pad, LLC 135 W. 50th Street 19th FL New York, NY 10020	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10413010100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elizabeth Franklin, as Trustee of the Mary Elizabeth Franklin Revocable Trust under agreement dated September 28, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gulch Pad, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly 70 feet of Lot No. 2 of Block "K" on the Map of The Whitland Realty Company's Subdivision, of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee, and Lot "A" on the Map showing Second Subdivision of Lot Nos. 1 and 12 of Block "K", The Whitland Realty Company's Subdivision, of record in Book 547, Page 17, Register's Office for Davidson County, Tennessee, being the South half of Lot No. 1 of said Block "K", Southerly one-half of unnamed street as shown on Map of Second Subdivision of Lot Nos. 7 and 8, Block "J", and Lot Nos. 1 and 12, Block "K", The Whitland Realty Co.'s Subdivision of record in Book 547, Page 17, said Register's Office, and closed by Metropolitan County Council Bill No. 68-632 and recorded in Book 4289, Page 84, said Register's Office.

Said Northerly part of Lot No. 2 fronts 70 feet on the Westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines 180 feet to the East line of Lot No. 11.

Said Lot "A" fronts 50 feet on the Westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines with the Southerly margin of a 50-foot street 180 feet to the East line of Lot "B"; said Lot "A" and the Northerly part of Lot No. 2 adjoin each other and make one lot fronting 120 feet on said Whitland Avenue.

Said Southerly one-half of closed unnamed street fronts 25 feet on the Westerly margin of Bowling Avenue, Whitland Avenue, and extends back between parallel lines 180 feet to a dead line in the rear.

Being the same property conveyed to Mary Elizabeth Franklin, as Trustee of the Mary Elizabeth Franklin Revocable Trust under agreement dated September 28, 2006 by Quitclaim Deed from Beth D. Franklin, recorded on the 24th day of May, 2012 in Instrument No. 20120524-0045179, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "K" ON THE MAP OF THE WHITLAND REALTY COMPANY'S, as recorded in Plat Book 332, Page(s) 141 and Plat Book 547, Page 17.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in Metro Ordinance recorded in Book 4289, Page 84. (Bill No. 68-632)

This is improved property located at 301 BOWLING AVE Nashville, TN 37205-2519.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2016.

Mary Elizabeth Franklin, Trustee

Mary Elizabeth Franklin, as Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Elizabeth Franklin**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of **the Mary Elizabeth Franklin Revocable Trust under agreement dated September 28, 2006**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of June, 2016.

Notary Public

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires: _____