BILL GARRETT, Davidson County
Trans:T20160058467 DEEDWARR
Recvd: 07/08/16 15:15 8 pgs
Fees:43.00 Taxes:2960.00
20160708-0070242

GENERAL WARRANTY DEED

FROM: Kenneth J. Blocker,
Kenneth J. Blocker, Jr.
and Dean Blocker,
Grantors

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: New Rose, Inc.,
Grantee

Address New Owner(s) as Follows:

c/o Cheryl Harris
O'Neil Hagaman PLLC
3310 West End Ave., Suite 400
Nashville, TN 37203

Send Tax Bills to:

(New Owner)

Map-Parcel Numbers:

104-08-0-341.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Thousand and No/100 Dollars ($800,000.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of June, 2016.

Kelly R. Evens
Notary Public

KELLY R. EVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2019

My Commission Expires: 07/08/19

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Thousand and No/100 Dollars ($800,000.00), the receipt and sufficiency of which are hereby acknowledged, Kenneth J.

Blocker, Kenneth J. Blocker, Jr., and Dean Blocker ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto New Rose, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1314 16th Avenue South, Nashville, Tennessee 37212.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors represent and warrant that the Property is commercial property and has never been used as the residence of any of them or their spouses.

Witness our hands this 30 day of June, 2016.

Kenneth J. Blocker, by
Bruce McNeilage, Attorney-in-Fact

Kenneth J. Blocker, Jr., by
Bruce McNeilage, Attorney-in-Fact

Dean Blocker, by
Bruce McNeilage, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 30 day of June, 2016, personally appeared before me, Kelly R. Evens, a Notary Public of said County and State, Bruce McNeilage, as Attorney in Fact for Kenneth J. Blocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kenneth J. Blocker as his Attorney in Fact, and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Kenneth J. Blocker.

Witness my hand, at Office, this 30 day of June, 2016.

Kelly R. Evens
Notary Public

KELLY R. EVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

My Commission Expires: 07/08/19

Notary Page

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 30 day of June, 2016, personally appeared before me, Kelly R. Evens, a Notary Public of said County and State, Bruce McNeilage, as Attorney in Fact for Kenneth J. Blocker, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kenneth J. Blocker, Jr. as his Attorney in Fact, and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Kenneth J. Blocker, Jr.

Witness my hand, at Office, this 30 day of June, 2016.

Kelly R. Evens
Notary Public

KELLY R. EVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

My Commission Expires: 07/08/19

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 30 day of June, 2016, personally appeared before me, Kelly R. Evens, a Notary Public of said County and State, Bruce McNeilage, as Attorney in Fact for Dean Blocker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dean Blocker as his Attorney in Fact, and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Dean Blocker.

Witness my hand, at Office, this 30 day of June, 2016.

Kelly R. Evens
Notary Public

KELLY R. EVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

My Commission Expires: 07/08/19

EXHIBIT A

Property Description

Land in Davidson County, Tennessee being a part of Lot No. 41, on the map of O.B. Hayes' Rokeby Addition, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee and described according to an As-Built Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, Dated June 30, 2003, as follows:

BEGINNING at an iron pin on the easterly margin of 16 Avenue South and the northwesterly corner of the McHugh/Gould Property, as of record in Instrument No. 20030318-0035841, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

THENCE North 09° 24' 05" East, 64.00 feet to a P.K. Nail;
THENCE South 81° 53' 15" East, 144.29 feet to an Iron Pin;
THENCE South 09° 24' 05" West, 64.00 feet to an Iron Pin;
THENCE North 81° 53' 15" West, 144.29 feet to the POINT OF BEGINNING.

Being the same property conveyed to KENNETH J. BLOCKER, KENNETH J. BLOCKER JR. AND DEAN BLOCKER, AS TENANTS IN COMMON, by deed from THE ROW PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20060406-0039960, dated April 5, 2006, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for 2016 constitute a lien, but are not yet due and payable.

2. Matters shown on plan of record in Book 21, Page 87, said Register's Office.