This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/13/16 13:36 6 pgs
Fees:33.00 Taxes:2645.50
20160713-0071807

GENERAL WARRANTY DEED

From:
TOWERY HOLDINGS, LLC,
a Tennessee limited liability company, and
ELLIOTT KYLE, **Grantors**

Map-Parcel Number:

104-08-0-412.00

To:
FIRST-CITIZENS BANK & TRUST COMPANY, a North Carolina Corporation,
Grantee

Address New Owner:

First-Citizens Bank & Trust Company
C/O SVP-A&D Manager
P.O. Box 27131, Mail Code DAC50
Raleigh, NC 27611-7131

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

New Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of July, 2016.

Notary Public

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

My Commission Expires: 1-8-2019

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

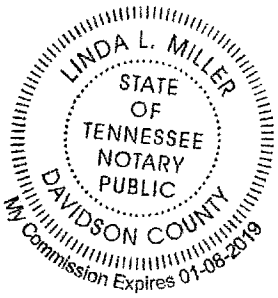
Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019



FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **TOWERY HOLDINGS, LLC**, a Tennessee limited liability company, owning an eighty percent (80%) undivided interest and **ELLIOTT KYLE**, a married man, owning a twenty percent (20%) undivided interest, as tenants in common ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto **FIRST-CITIZENS BANK & TRUST COMPANY**, a North Carolina corporation ("Grantee"), its successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Property").

The Property is unimproved property located at **1518 16th Avenue South, Nashville, Tennessee.**

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 and 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.

And Grantors do further covenant and bind Grantors, their 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.

Witness my hand this 12th day of July, 2016.

TOWERY HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
W. McClain Towery
Its: Manager

_____
Elliott Kyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

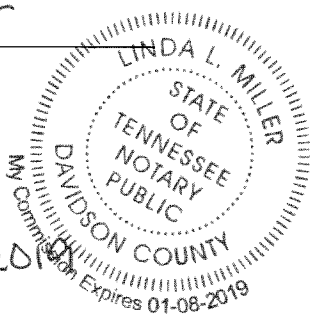
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. McClain Towery**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Manager of Towery Holdings, LLC** and is authorized to execute this instrument on behalf of **Towery Holdings, LLC**.

Notary Signature

Linda L. Miller
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 1-8-2019



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elliott Kyle**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Signature

Linda L. Miller
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 1-8-2019

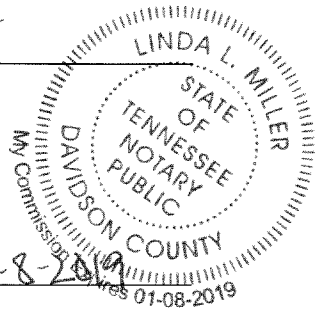


EXHIBIT A

LEGAL DESCRIPTION

Metro Map 104-08, Parcel 412

Being land in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being located between Horton Avenue and Wedgewood Avenue and between 16th Avenue and Villa Place, being Lot No. 2 as shown on the subdivision plat of Jennings property of record in Book 5210, page 129, R.O.D.C., Tennessee, said property being described according to a survey prepared by Barge, Waggoner, Sumner and Cannon, Inc., project number 3632000, dated March 17, 2016, being more particularly described as follows:

COMMENCING from a concrete monument found on the easterly right-of-way margin of 16th Avenue South (having a 70-feet wide right of way), said concrete monument being the southwest corner of Justin W. Leach and Kerry D. Leach of record in Instrument No. 20150717-0070000, and the northwest corner of Lot 1;

THENCE, with said margin S 09° 34' 23" W, 110.28 feet to an old one-half inch iron rod being a common corner with Lot 1 and Lot 2 of said plat of Jennings property, same being the TRUE POINT OF BEGINNNG of the herein described property;

THENCE, leaving said margin with the southerly line of Lot 1 S 80° 29' 46" E, 144.88 feet to a PK Nail set on the westerly right-of-way margin of Alley No. 438;

THENCE, leaving Lot 1 with said westerly right-of-way margin S 09° 34' 52" W, 64.72 feet to an old five- eighths inch iron rod being the northeast corner of O.I.C. Little 16 Condominiums of record in Instrument No. 20061204-0149247;

THENCE, leaving said right-of-way margin with the northerly line of said O.I.C. Little 16 Condominiums N 80° 34' 31" W, 144.87 feet to a concrete monument found on the aforementioned easterly right-of-way margin of 16th Avenue South;

THENCE, leaving O.I.C. Little 16 Condominiums with said easterly right-of-way margin N 09° 34' 23" E, 64.92 feet to the TRUE POINT OF BEGINNING.

Containing 9,391 square feet or 0.215 Acre, more or less.

Being the same property conveyed by Quitclaim Deed from Convent Place Partners, LLC, a Tennessee limited liability company to Towery Holdings, LLC, a Tennessee limited liability company, owning an eighty percent (80%) undivided interest and Elliott Kyle, a married man, owning a twenty percent (20%) undivided interest as tenants in common, dated July 8, 2016 and recorded on July 11, 2016 in Instrument No. 20160711-0070517, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JENNINGS PROPERTY, as recorded in Plat Book 5210, Page(s) 129, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20151027-0109387.

4. Matters on survey of Barge, Waggoner, Sumner and Cannon, Inc., Project No. 3632000, dated March 17, 2016, and last revised on June 24, 2016.